Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

November 16, 2021 6:00 PM

AGENDA

1. Call to Order
2. Roll Call

   Brian Wismer, Chairman
   Jeanne Rast, V. Chairman
   G. Leah Davis
   Lucy Dolan
   Larry Martin
   Charlotte Rentz
   Cliff Thomas

3. Minutes of October 12, 2021

   3.I. Approval of Minutes
   1. Minutes - 10-12-2021_draft

4. Old Business
5. New Business

   5.I. 3143 Old Jonesboro Road Site Plan Review

   Background:

   A Sheltered Cove, LLC is requesting site plan review to construct a new single-family dwelling at 3143 Old Jonesboro Road, Parcel Identification Number 14-0094-0010-032-9. The property is zoned R-1, One-Family Residential.

   Documents:

   1. Application - 3143 Old Jonesboro Road_Site Plan_Redacted
   2. Plans - 3143 Old Jonesboro Road_Site Plan
   3. Planner's Report - 3143 Old Jonesboro Road_Site Plan
   4. Arborist Report - 3143 Old Jonesboro Road_Site Plan

   5.II. 3033 Oakdale Road Site Plan Review

   Background:

   Linda Thrasher is requesting site plan review to construct a 673 SF-second story addition to an existing single-family dwelling located at 3033 Oakdale Road, Parcel Identification Number 14 0099 LL0038. The property is zoned R-1, One- Family Residential.

   Documents:

   1. Application - 3033 Oakdale Road_Redacted
   2. Plans - 3033 Oakdale Road_Site Plan
   3. Planner's Report - 3033 Oakdale Road_Site Plan

5.III. 300 Porsche Avenue Site Plan Review
Background:

Daniel Barcham of Porsche Cars North America, Inc. is requesting site plan review to construct an asphalt track extension to the existing facilities at the Porsche Experience Center, construct a parking deck and a classic car restoration facility at 300 Porsche Avenue, Parcel Identification Number 14 0096 LL0593 and 14 0096 LL0619. The properties are zoned B-P, Business Park.

Documents:

1. Application - 300 Porsche Avenue_Site Plan_Redacted
2. Plans - 300 Porsche Avenue_Site Plan
3. Planner's Report - 300 Porsche Avenue_Parking Garage Classic Car and Track

5.IV. 781 - 819 North Central Avenue Preliminary Plat Review
Background:

North & Central Venture Partners, LLC is requesting subdivision plat review for the properties located at 781 North Central Avenue, 789 North Central Avenue, 0 North Central Avenue, 803 North Central Avenue, 809 North Central Avenue and 813-819 North Central Avenue, Parcel Identification Numbers 14-0098-0011-011-8, 14-0098-0011-012-6, 14-0098-0011-013-4, 14-0098-0011-014-2, 14-0098-0011-015-9 and 14-0098-0011-018-3 for the purpose of constructing a townhome development. The properties are zoned V, Village.

Documents:

1. Application - 781-819 N. Central Avenue_Subdivision
2. Plans - 781 - 809 N. Central Avenue_Subdivision Plat
3. Planner's Report - 781-819 N. Central_Subdivision
4. Engineer's Report -781-809 N. Central Ave Final Plat Review -1

5.V. 781 - 819 North Central Avenue Site Plan Review
Background:

North & Central Venture Partners, LLC is requesting site plan review for the properties located at 781 North Central Avenue, 789 North Central Avenue, 0 North Central Avenue, 803 North Central Avenue, 809 North Central Avenue and 813-819 North Central Avenue, Parcel Identification Numbers 14-0098-0011-011-8, 14-0098-0011-012-6, 14-0098-0011-013-4, 14-0098-0011-014-2, 14-0098-0011-015-9 and 14-0098-0011-018-3. The properties are zoned V, Village.

Documents:

1. Application - 781-819 N. Central Avenue_Site Plan
2. Plans - 781 - 809 N. Central Avenue_Site Plan
3. Planner's Report - 781-819 N. Central Avenue_Site Plan
4. Engineer's Report -781-809 N. Central Ave Concept Site Plan Review -1
5. Arborist Report - 781-809 N. Central Avenue_Site Plan
6. Fire Marshal Report - 781-809 N. Central Avenue_Site Plan

5.VI. 609-627 College Street (Pod B) Preliminary Plat Review
Background:

Theo Stone of Atwell, LLC is requesting preliminary plat review for the properties located at 609 College Street, 613 College Street, 623 College Street and 627 College Street, Parcel Identification Numbers 14-0098-0020-036-4, 14-0098-0020-037-2, 14-0098-0020-038-0, and 14-0098-0020-052-1 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 609-627 College Street_final plat_Redacted
2. Plans - 609-627 College Street_Pod B_Subdivsion
3. Planner's Report - 609-627 College Street_ Pod B Subdivision
4. Engineer's Report - 609-627 College Pod B Subdivision Plat -1

5.VII. 3602 S. Fulton Ave., 647-651 Chestnut St., 3617-3633 Georgia Ave. (Pod C) Preliminary Plat Review
Background:

Theo Stone of Atwell LLC is requesting preliminary plat review for the properties located at 3602 S. Fulton Avenue., 647-651 Chestnut Street, and 3617-3633 Georgia Avenue, Parcel Identification Numbers 14-0098-0021-050-4, 14-0098-0021-048-8, 14-0098-0021-049-6, 14-0098-0021-051-2, 14-0098-0021-052-0

and 14-0098-0021-047-0 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3602 S. Fulton Ave., 647-651 Chestnut St., 3617-3633 Georgia Ave. (Pod C) Preliminary Plat
2. Plans - 3602 S. Fulton Ave., 647-651 Chestnut St., 3617-3633 Georgia Ave. (Pod C) Preliminary Plat
3. Planner's Report - 3602 S. Fulton Ave (Pod C)_Preliminary Plat
4. Engineer's Report - 3602 S. Fulton Pod C Subdivision Plat -1

5.VIII. 3608-3622 Georgia Avenue & 3619-3637 Union Avenue (Pod D) Preliminary Plat Review

Background:

Theo Stone of Atwell LLC is requesting preliminary plat review for the properties located at 3608 Georgia Avenue, 3614 Georgia Avenue, 0 Georgia Avenue, 3619 Union Avneue, 3627 Union Avenue, 3637 and Union Avenue, Parcel Identification Numbers 14-0097-0008-011-4, 14-0097-0008-010-9, 14-0097-0008-009-8, 14-0097-0008-002-3, 14-0097-0008-003-1 and14-0097-0008-004-9 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3608-3622 Georgia Ave., 3619-3637 Union Rd._Subdivision (Pod D)
2. Plans - 3608-3622 Georgia Ave., 3619-3637 Union Rd._Subdivision (Pod D)
3. Planner's Report - 3608-3622 Georgia Ave., 3619-3637 Union Rd._Subdivision (Pod D)

5.IX. 608 Chestnut St. & 3644-3662 Georgia Avenue (Pod E) Preliminary Plat Review

Background:

Theo Stone of Atwell LLC is requesting preliminary plat review for the properties located at 3644 Georgia Avenue, 3646 Georgia Avenue, 3650 Georgia Avenue, 3654 Georgia Avenue, 3658 Georgia Avenue, 3662 Georgia Avenue and 608 Chestnut Street, Parcel Identification Numbers 14-0097-0008-012-2, 14-0097-0008-023-9, 14-0097-0008-022-1, 14-0097-0008-021-3, 14-0097-0008-020-5, 14-0097-0008-019-7 and 14-0097-0008-013-0 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 608 Chestnut, 3644-3662 Georgia_Pod E_Subdivision
2. Plans - 608 Chestnut, 3644-3662 Georgia_Pod E_Subdivision
3. Planner's Report - 608 Chestnut, 3644-3662 Georgia Avenue_Pod E_Subdivision
4. Engineer's Report - 608 Chestnut Pod E Subdivision Plat -1

5.X. 3636-3654 Union Avenue, 511-579 Chestnut Street (Pod F) Preliminary Plat Review

Background:

Theo Stone of Atwell LLC is requesting preliminary plat review for the properties located at 3636 Union Avenue, 0 Union Avenue, 3644 Union Avenue, 3650 Union Avenue, 3654 Union Avenue, 579 Chestnut Street, 0 Chestnut Street, 573 Chestnut Street, 511(573) Chestnut Street, 569 Chestnut Street, 567 Chestnut Street and 565 Chestnut Street, Parcel Identification Numbers 14-0096-0002-026-9, 14-0096-0002-025-1, 14-0096-0002-024-4, 14-0096-0002-023-6, 14-0096-0002-022-8, 14-0096-0002-032-7, 14-0096-0002-020-2, 14-0096-0002-016-0, 14-0096-0002-015-2, 14-0096-0002-045-5, 14-0096-0002-013-7, 14-0096-0002-012-9 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3636-3654 Union Ave., 511-579 Chestnut St. (Pod
2. Plans - 3636-3654 Union, 511-579 Chestnut_Pod F_Subdivision
3. Planner's Report - 3636-3654 Union, 511-579 Chestnut_Pod F_Subdivision
4. Engineer's Report - 3636-3654 Union Pod F Subdivision Plat -1

5.XI. 3560 Atlanta Avenue (Pod A) Site Plan Review

Background:

Theo Stone of Atwell, LLC is requesting site plan review for the property located at 3560 Atlanta Avenue, Parcel Identification Number 14-0098-0021-073-6 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3560 Atlanta Avenue_Site Plan_Pod A_Redacted
2. Plans - 3560 Atlanta Avenue_Pod A_Site Plan
3. Planner's Report - 3560 Atlanta Avenue_Site Plan Review
4. Engineer's Report - 3560 Atlanta Avenue Pod A Concept Plan -1
5. Fire Marshal Report - Asbury Park_Pods A-F

5.XII. 609-627 College Street (Pod B) Site Plan Review

Background:

Theo Stone of Atwell, LLC is requesting site plan review for the properties located at 609 College Street, 613 College Street, 623 College Street and 627 College Street, Parcel Identification Numbers 14-0098-0020-036-4, 14-0098-0020-037-2, 14-0098-0020-038-0, and 14-0098-0020-052-1 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 609-627 College Street_Site Plan_Pod B_Redacted
2. Plans - 609-627 Collge Street_Pod B_Site Plan
3. Planner's Report - 609-627 College Street_Pod B_Site Plan
4. Engineer's Report - 609-627 College Street Pod B Concept Plan -1
5. Fire Marshal Report - Asbury Park_Pods A-F

5.XIII. 3602 S. Fulton Ave., 647-651 Chestnut, 3617-3633 Georgia Ave. (Pod C) Site Plan Review

Background:

Theo Stone of Atwell LLC is requesting site plan review for the properties located at 3602 S. Fulton Avenue., 647-651 Chestnut Street, and 3617-3633 Georgia Avenue, Parcel Identification Numbers 14-0098-0021-050-4, 14-0098-0021-048-8, 14-0098-0021-049-6, 14-0098-0021-051-2, 14-0098-0021-052-0 and 14-0098-0021-047-0 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Plans - 3602 S. Fulton Avenue, 647-651 Chestnut St., 3617-3633 Georgia Ave. (Pod C)_Site Plan Review
2. Planner's Report - 3602 S. Fulton Avenue, 647-651 Chestnut St., 3617-3633 Georgia Ave. (Pod C)_Site Plan
3. Engineer's Report - 3602 S. Fulton Pod C Concept Plan -1
4. Fire Marshal Report - Asbury Park_Pods A-F

5.XIV. 3608-3622 Georgia Ave. & 3619-3637 Union Ave. (Pod D) Site Plan Review

Background:

Theo Stone of Atwell LLC is requesting site plan review for the properties located at 3608 Georgia Avenue, 3614 Georgia Avenue, 0 Georgia Avenue, 3619 Union Avneue, 3627 Union Avenue, 3637 and Union Avenue, Parcel Identification Numbers 14-0097-0008-011-4, 14-0097-0008-010-9, 14-0097-0008-009-8, 14-0097-0008-002-3, 14-0097-0008-003-1 and14-0097-0008-004-9 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3608-3622 Georgia, 3619-3637 Union_Site Plan_Pod D
2. Plans - 3608-3622 Georgia, 3619-3637 Union_Pod D_Site Plan
3. Planner's Report - 3608-3622 Georgia, 3619-3637 Union_Site Plan_Pod D
4. Engineer's Report - 3608-3622 Georgia Pod D Concept Plan -1
5. Fire Marshal Report - Asbury Park_Pods A-F

5.XV. 608 Chestnut Street & 3644-3662 Georgia Avenue (Pod E) Site Plan Review

Background:

Theo Stone of Atwell LLC is requesting site planreview for the properties located at 3644 Georgia Avenue, 3646 Georgia Avenue, 3650 Georgia Avenue, 3654 Georgia Avenue, 3658 Georgia Avenue, 3662 Georgia Avenue and 608 Chestnut Street, Parcel Identification Numbers 14-0097-0008-012-2, 14-0097-0008-023-9, 14-0097-0008-022-1, 14-0097-0008-021-3, 14-0097-0008-020-5, 14-0097-0008-019-7 and 14-0097-0008-013-0 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 608 Chestnut, 3644-3662 Georgia Ave_Site Plan_Pod E
2. Plans - 608 Chestnut, 3644-3662 Georgia_Pod E_Site Plan
3. Planners Report - 608 Chestnut, 3644-3662 Georgia_Pod E_Site Plan
4. Engineer's Report - 608 Chestnut Pod E Concept Plan -1

5. Fire Marshal Report - Asbury Park_Pods A-F

5.XVI. 3636-3654 Union Avenue & 511-579 Chestnut St. (Pod F) Site Plan Review

Background:

Theo Stone of Atwell LLC is requesting site plan review for the properties located at 3636 Union Avenue, 0 Union Avenue, 3644 Union Avenue, 3650 Union Avenue, 3654 Union Avenue, 579 Chestnut Street, 0 Chestnut Street, 573 Chestnut Street, 511(573) Chestnut Street, 569 Chestnut Street, 567 Chestnut Street and 565 Chestnut Street, Parcel Identification Numbers 14-0096-0002-026-9, 14-0096-0002-025-1, 14-0096-0002-024-4, 14-0096-0002-023-6, 14-0096-0002-022-8, 14-0096-0002-032-7, 14-0096-0002-020-2, 14-0096-0002-016-0, 14-0096-0002-015-2, 14-0096-0002-045-5, 14-0096-0002-013-7, 14-0096-0002-012-9 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3636-3654 Union, 511-579 Chestnut_Site Plan_Pod F
2. Plans - 3636-3654 Union, 511-579 Chestnut_Site Plan_Pod F
3. Planner's Report - 3636-3654 Union, 511-579 Chestnut_Site Plan_Pod F
4. Fire Marshal Report - Asbury Park_Pods A-F
5. Engineer's Report - 3636-3654 Union Pod F Concept Plan -1

5.XVII. 2022 Planning Commission Meeting Schedule

Background:

Consideration and action to approve the 2022 Planning Commission meeting schedule.

Documents:

1. 2021 Meeting Dates and Deadlines Schedule_PC Meeting_rev. 11-8-21

6. Next Meeting Date - December 14, 2021;

7. Adjourn

Brian Wismer, Chairman
Jeanne Rast, Vice Chairman
G. Leah Davis
Lucy Dolan
Larry Martin
Charlotte Rentz
Cliff Thomas

Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354

October 12, 2021 6:00 PM

MINUTES

1. Called to order at 6:07 p.m.

2. Roll Call
Brian Wismer, Chairman
Jeanne Rast, V. Chairman
G. Leah Davis
Lucy Dolan
Larry Martin
Charlotte Rentz
Cliff Thomas

MOTION ITEM: Jeanne Rast made a motion, Cliff Thomas seconded to add the site plan extension request for 817 Custer Street to Item 4 – Old Business. Motion Carried: 6-0.

3. Minutes of September 14, 2021
3.I. Approval of Minutes

MOTION ITEM: Cliff Thomas made a motion, Lucy Dolan seconded to approve the minutes of September 14, 2021 as submitted. Motion Carried: 6-0.

4. Old Business
4.I. 817 Custer Street Site Plan Review
Background:
Ardina Pierre requested an extension for site plan approval at 817 Custer Street, Parcel Identification Number 14-0098-0008-020-4. The Planning Commission originally approved the site plan on July 14, 2020. The application exceeds the 12-month period of validity for site plan approval.

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to grant the extension for site plan approval for 817 Custer Street. Motion Carried: 6-0.

4.II. 3436 Harding Avenue Site Plan Review
Background:
David Cook requested an extension for site plan approval at 3436 Harding Avenue, Parcel Identification Number 14-0098-0003-018-3. The Planning Commission originally approved the

site plan on January 14, 2020. The application exceeds the 12-month period of validity for site plan approval.

MOTION ITEM: Lucy Dolan made a motion, Larry Martin seconded to grant the extension for site plan approval for 3436 Harding Avenue. Motion Carried: 6-0.

5. New Business

5.I. 257 Birch Street Site Plan Review

Background:

David Cook requested site plan review to construct a 400-SF detached garage at 257 Birch Street, Parcel Identification Number 14-0094-0008-113-0. The property is zoned R-1, One Family Detached.

The detached garage measures 20' X 20' (400 SF). The single-family home was approved in 2019 as new construction with 1,777 SF. The lot is shown to be .17 acres.

MOTION ITEM: Cliff Thomas made a motion, Charlotte Rentz seconded to approve the site plan request for 257 Birch Street subject to the deficiencies outlined in the Planner's report. Motion Carried: 6-0.

5.II. 261 Birch Street Site Plan Review

Background:

David Cook requested site plan review to construct a 400-SF detached garage and a 144-SF gazebo at 261 Birch Street, Parcel Identification Number 14-0094-0009-113-0. The property is zoned R-1, One Family Detached.

The detached garage measures 20' X 20' (400 SF). The single-family home was approved in 2019 as new construction with 1,777 SF. The lot is shown to be .17 acres.

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to approve the site plan request for 261 Birch Street subject to the deficiencies outlined in the Planner's report. Motion Carried: 6-0.

5.III. 859 Custer Street Site Plan Review

Background:

David Cook requested site plan review to construct a 676-SF detached garage at 859 Custer Street, Parcel Identification Number 14-0098-0008-027-9. The property is zoned R-SF, Residential Single Family.

The detached garage measures 26' X 26' (676 SF). The single-family home was approved in 2018 as a remodel/addition for a total of 2,258 SF with an attached garage. The lot is shown to be .210 acres.

DRAFT

MOTION ITEM: Larry Martin made a motion, Charlotte Rentz seconded to approve the site plan request for 859 Custer Street subject to submittal of the amended driveway dimensions and the deficiencies outlined in the Planner's report. Motion Carried: 6-0.

5.IV. 551 Woodrow Avenue Site Plan Review

Background:

Garrett Coley requested site plan review to construct a rear addition to an existing single-family dwelling at 551 Woodrow Avenue, Parcel Identification Number 14-0094-0002-033-7. The property is zoned R-SF, Residential Single Family.

The rear addition will include a master bedroom and bath, mudroom and kitchen relocation and a 400 SF deck. The existing home is 1,068 SF with the addition, the home will be 2,016 SF. The lot is shown to be .143 acres.

MOTION ITEM: Cliff Thomas made a motion, Lucy Dolan seconded to approve the site plan request for 551 Woodrow Avenue subject to the deficiencies outlined in the Planner's and Arborists reports. Motion Carried: 6-0.

5.V. 400 Porsche Avenue Rezoning Request

Background:

Sara Lepich of The Redmond Company and authorized representative of Jesse Treuden of APORT, LLC, requested to rezone a 10.54-acre parcel located at 400 Porsche Avenue, Parcel Identification Number 14 0096 LL0585 from P-D, Planned Unit Development to B-P, Business Park for an office/financial institution development.

Recommendation:

The city recently adopted an updated Comprehensive Plan and conducted an LCI study which named this particular corridor as a gateway to the City. The proposed development plans would create substantial commercial development for the city in the gateway. The proposed project would bring jobs and visitors to the area while maintaining the aesthetic of the corporate corridor as it transitions to the mixed use further along Porsche Avenue.

Staff recommended approval.

MOTION ITEM: Jeanne Rast made a motion, Charlotte Rentz seconded to recommend approval of the rezoning request to the Mayor and City Council. Motion Carried: 6-0.

5.VI. 397 North Central Avenue and 376 King Arnold Street Final Plat Review

Background:

David Bivens of South City Partners, LLC and authorized representative of SCP Hapeville Owner, LLC (Tract 1) & SCP Hapeville TH Owner, LLC (Tract 2) requested final plat review to combine 7 parcels into 1 parcel for the properties located at 397 North Central Avenue (Tract 1) and 376 King Arnold Street (Tract 2), Parcel Identification Numbers 14-0096-0006-009-1, 14-0096-0006-

014-1, 14-0096-0006-013-3, 14-0096-0006-012-5, 14-0096-0006-002-6, 14-0096-0006-003-4, and 14-0096-0006-004-2. The properties are zoned U-V, Urban Village.

FINDINGS

The purpose of this final plat is for consolidation purposes only. The final plat should address any remaining issues raised in the Engineer's report regarding certifications, signatures, and monuments. All improvements indicated in the code must be satisfied with improvement of lot prior to approval of the revised final plat for certificates of occupancy.

The Planning Commission may consider a conditional approval upon satisfaction of any outstanding issues raised in the Engineer's Report. The Planning Commission may include the following variances as part of the approval:

- Width. Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the planning commission will approve a single tier of lots of minimum depth.
- Double frontage lots. No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.

MOTION ITEM: Jeanne Rast made a motion, Charlotte Rentz seconded to approve the subdivision plat application for the properties located at 397 North Central Avenue and 376 King Arnold Street as submitted with approval of the following variances:

1. Width. Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the planning commission will approve a single tier of lots of minimum depth.
2. Double frontage lots. No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.
   Motion Carried: 6-0.

5.VII. 3400 North Whitney Avenue Final Plat Review

Background:

Arthur L. Baker of Artistry Properties, LLC requested final plat review for the property located at 3400 North Whitney Avenue, Parcel Identification Number 14-0098-0017-002-1. The property is zoned R-1, One-Family Detached.

The applicant is requesting to divide one parcel into two to form Tract 1 .258 acres (11,245 SF) and Tract 2 .227 acres (9,921 SF) to form single family residential lots.

Recommendation:

1. Street address not shown for lot 2.

2. A concrete monument should be shown for the proposed subdivision.

A variance will be required for the 2-story studio located at the rear of the lot. The Board of Appeals will conduct a public hearing for this matter in October 2021.

MOTION ITEM: Jeanne Rast made a motion, Charlotte Rentz seconded to approve the final plat request for 3400 North Whitney Avenue subject to the deficiencies outlined in the Planner's report. The Planning Commission also recommended approval of the rear yard variance to the Board of Appeals. Motion Carried: 6-0.

5.VIII. 3410 N. Fulton Avenue and 3396 Park Avenue Final Plat Review

Background:

Randell Brown requested final plat review to divide two (2) parcels into seven (7) separate lots for the properties located at 3410 N. Fulton Avenue and 3396 Park Avenue, Parcel Identification Numbers 14-0095-0009-008-1 and 14-0095- 0009-012-3. The properties are zoned R-SF, Residential-Single Family. The lots currently have multiple single family dwelling structures on them, which are nonconforming.

Recommendation:

There are a large number of outstanding items from the City Engineer and Planner's review that must be addressed.

The following are a summary of the Planner's findings. The Engineer's reports, dated September 23, 2021 should be consulted for additional deficiencies.

1. The street must be properly dedicated to the City as part of the subdivision process and be compliant with City standards.
2. An easement is required for the utilities that cross Lot 7.
3. Park Street/ Randell Brown Ave (minor/collector street) is required to have a 40 to 50 feet' minimum right of way. One segment of Park Street is shown with only 30'.
4. Park Street/ Randell Brown Ave should be improved to include curb and gutter and pavement width of 30'.
5. Sidewalks are required on Park Street / Randell Brown Ave and not shown.
6. Utility lines (water and sewer) are not shown.
7. Water meters require a permanent easement.
8. Parcels in R-SF must have a minimum of 40' of street frontage. Lots 2 and 3 would have 30' frontages given the configuration of the property and streets. A variance would be required during the subdivision process and is recommended by Staff (see below).
9. Lots 4, 5, and 6 have existing structures in the front setback and Lot 2 has an existing structure in the rear setback. A variance would be required to allow for the existing encroachments in the setback to allow for future expansion of the single-family dwellings and is recommended by Staff (see below).
10. Concrete monuments are missing.
11. Surveyor's Certificate and Owner's Acknowledgement and Dedication are missing.

12. Erosion Control certification missing.
13. Minimum floor area must be shown on plat.

Other comments:

1. The discrepancy between the legal description and the plat should be reconciled.
2. All utility installations must meet City standards.
3. Street trees are required as a part of the development of each lot. The site plans for each lot must include a street tree and tree conservation ordinance requirements.

The following variances are required and supported by staff:

1. A reduction in the street frontage for Lots 2 and 3 to less than 40' as required (allow for 30').
2. A reduction in the front setbacks for Lots 4, 5, and 6 and rear setback for Lot 2 (Applicant should provide actual encroachment).
3. Allow for the block to be one tier of lots rather than two tiers of lots of minimum depths.
4. Allow for street intersection to be (applicant to provide angle) degrees at the northern end of Park Street.

Note: Staff does not recommend the variances that would be required regarding right of way minimums, pavement width minimums, curb and gutter, and sidewalks. The dedication of the street to the City does not absolve the developer from meeting minimum standards. The City should not absorb costs for improvements of the street. This is particularly relevant for Public Safety.

This is the 4th review of the subdivision plat. Until the aforementioned issues are fully addressed, staff does not recommend approval of this plat.

After further discussion, the following action was taken:

MOTION ITEM: Charlotte Rentz made a motion, Larry Martin seconded to table the application pending resolution of the deficiencies outlined in the Planner's report. Motion Carried: 6-0.

6. Next Meeting Date – November 16, 2021 at 6PM

7. Adjourn
MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to adjourn the meeting at 7:31 p.m. Motion Carried: 6-0.

Respectfully submitted,

_____ _____

Brian Wismer, Chairman Adrienne Senter, Secretary

21-PC-11-48

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant A Sheltered Cove, LLC

Mailing Address: 1007 Mansell Rd, Ste. A-117, Roswell, GA 30076

Telephone _____ Mobile # [redacted] Email info@ashelteredcove.com

Property Owner (s) A Sheltered Cove, LLC

Mailing Address 1007 Mansell Rd, Ste. A-117, Roswell, GA 30076

Telephone_____ Mobile # [redacted]

Address/Location of Property: 3143 Old Jonesboro Rd, Hapeville, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14-0094-0010-032-9

Present Zoning Classification: R1 Size of Tract: .2617 acre(s)

Present Land Use: SFR

Please check the following as it applies to this application

X Site Plan Review
_____Conditional Use Permit
_____Temporary Use Permit Other (Please State) _____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Courtney Bailey
Applicant's signature

Date: 10.12.2021

Sworn to and subscribed before me

This 12 **day of** October **20** 21.

Notary Public

ARMANA MILBRY
Notary Public - State of Georgia
Fulton County
My Commission Expires Feb 24, 2023

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

The summary of the proposed project includes:

-Tearing down the existing SFR structure, not including the foundation

-Adding a 328 sq ft addition to property

-Adding a 400 sq ft carriage house ADU with 2 car garage to backyard

-Widening current concrete driveway from 8ft to 10ft; extending it to allow access to ADU

-Removing 3 trees from the property

-Adding a walkway from primary house to the public sidewalk

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

3143 Old Jonesboro Rd
Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant A Sheltered Cove, LLC

Address of Applicant
1007 Mansell Rd. Ste. A-117, Roswell, GA 30376

Telephone of Applicant
[redacted]

Courtney Bailey
Signature of Owner

Cortney Bailey, Member, for A Sheltered Cove, LLC
Print Name of Owner

Personally Appeared Before Me this 17 day of October, 2021.

Notary Public

ARMANA MILBRY
Notary Public - State of Georgia
Fulton County
My Commission Expires Feb 24, 2023

Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

(Please ***initial*** each item on the list above certifying the all required information has been included on the site plan)

ASC A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

ASC Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

ASC The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

ASC Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

Existing and proposed grades at an interval of five (5) feet or less.

The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

AEC Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.

AEC Location and size of all signs. Detached single-family residential development may be exempt from this requirement.

AEC Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show <u>all</u> sides of a proposed building.

AEC Site area (square feet and acres).

AEC Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

AEC Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.

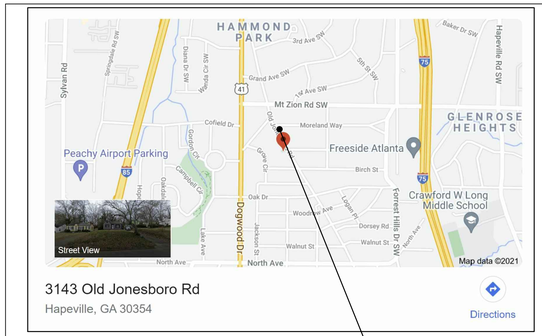
AEC Total floor area ratio and/or residential density distribution.

AEC Number of parking spaces and area of paved surface for parking and circulation

AEC At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please ***<u>initial</u>*** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: Courtney Bailey, Member, for A Sheltered Cove, LLC
Date 10/12/2021



3143 Old Jonesboro Rd
Hapeville, GA 30354

SITE LOCATION MAP

N.T.S.

PROJECT DATA

GENERAL/SITE NOTES:

1) OWNER/CONTRACTOR:
CORTNEY BAILEY
A SHELTER COVE LLC
(410-937-1515)

2) TOTAL LOT AREA:
= 11,348.45 / 0.252 AC

3) TOTAL LOT COVERAGE(PROPOSED):
PROPOSED IMPERVIOUS SURFACES:
HOUSE = 1,548 SQ. FT.
FRONT WALK = 240 SQ. FT.
DRIVEWAY & PARKING PAD = 2,068 SQ. FT.
GARAGE = 400 SQ. FT.
TOTAL IMPERVIOUS = 4,257 SQ. FT. (37.3%)
TOTAL LOT = 11,399 SQ. FT.

4) TOTAL FLOOR AREA RATIO:
FIRST FLOOR = 1,358 S.F.
1,358 / 11,399 = 12.0%

PROJECT DATA

1) BUILDING HEIGHT = 23'-11" AFF

2) GARAGE HEIGHT = 16'-4"

3) TOTAL DISTURBED AREA = 7,167 S.F./.16 AC.

4) ZONING: R-1

5) BUILDING SETBACKS:
FRONT = 15'
SIDE = 5'
REAR = 25'

6) "THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE".

7) FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY, GEORGIA 13121C0361F EFFECTIVE DATE SEPTEMBER 18, 2013

8) TREES SHOWN ON SITE PLAN ARE EXISTING
SEE SHEET C-2 FOR LANDSCAPE & TREE CONSERVATION PLAN

9) NO GRADED SLOPE SHALL EXCEED 2H:1V

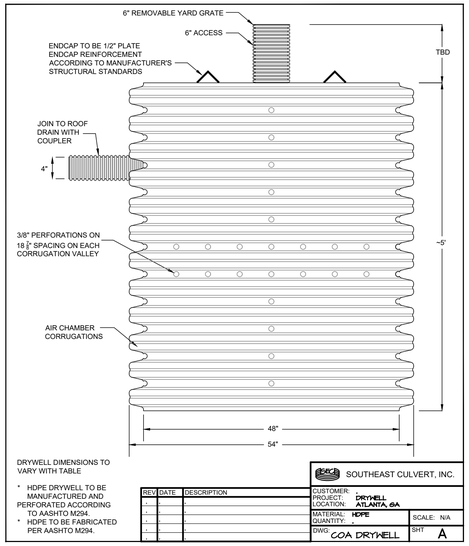
DRYWELL CALCULATIONS

MEASURE CONTRIBUTING DRAINAGE AREA
AND READ AREA FOR GIVEN MEDIA DEPTH:
TOTAL CONTRIBUTING DRAINAGE AREA = 2,000 S.F. OF ROOF AREA
500 S.F. OF CONCRETE AREA

TANK (1,325 S.F.) USE 2 = 2,650 S.F. CAPTURED
CONTRIBUTING DRAINAGE AREA = 2,500 S.F.
TANK DIAMETER = 48 INCHES
TANK HEIGHT = 60 INCHES
GRAVEL BED DEPTH = 12" (6 OR 12 INCHES)

SIZING CALCULATION:

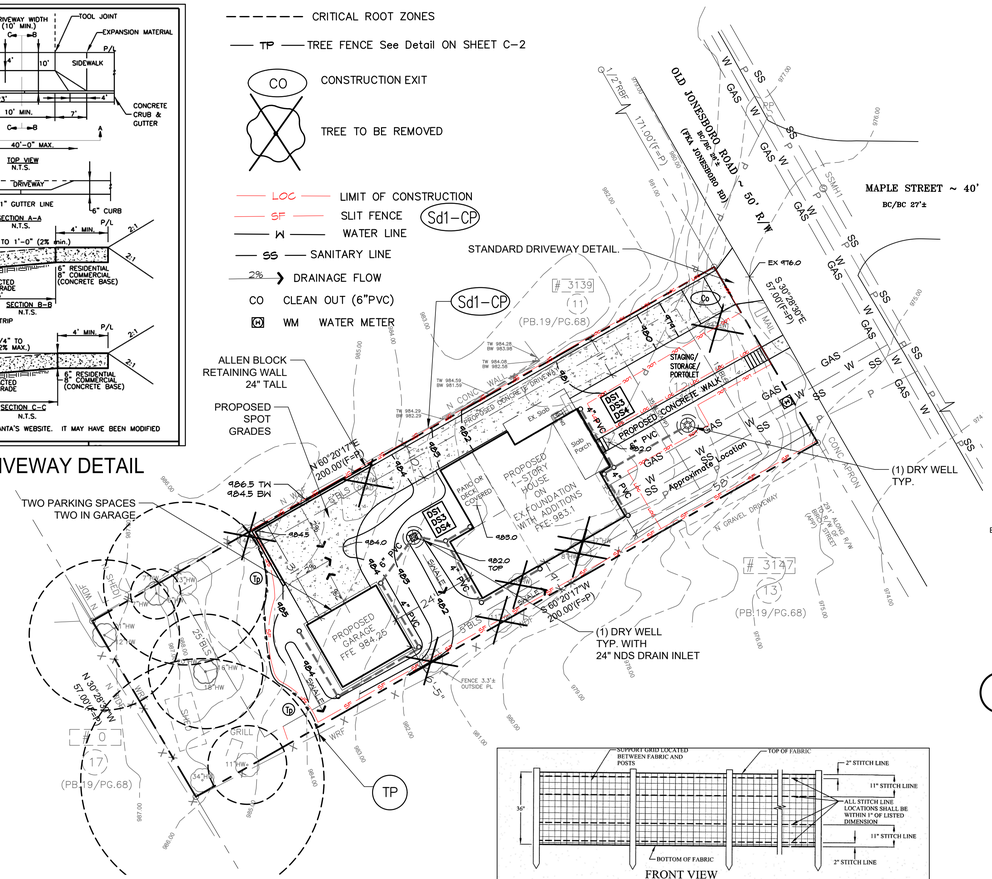
GRAVEL BED DEPTH (INCHES)	TANK HEIGHT (INCHES)	TANK INSIDE DIAMETER (INCHES)				
		24	30	36	42	48
		CONTRIBUTING AREA CAPTURED (S.F.)				
6	30	258	345	447	563	692
12	30	285	380	490	615	755
6	60	461	622	809	1022	1263
12	60	489	657	852	1075	1325



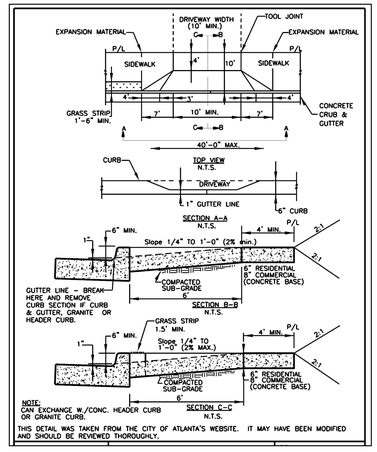
STANDARD DRYWELL DETAIL

LEGEND

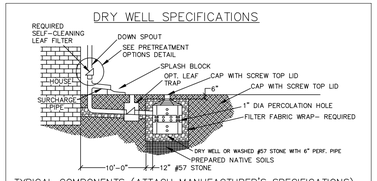
- CRITICAL ROOT ZONES
- TP — TREE FENCE See Detail ON SHEET C-2
- CO — CONSTRUCTION EXIT
- TREE TO BE REMOVED
- LOC — LIMIT OF CONSTRUCTION
- SF — SLIT FENCE (Sd1-CP)
- W — WATER LINE
- SS — SANITARY LINE
- 2% — DRAINAGE FLOW
- CO — CLEAN OUT (6"PVC)
- WM — WATER METER



STANDARD DRIVEWAY DETAIL



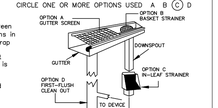
DRY WELL SPECIFICATIONS



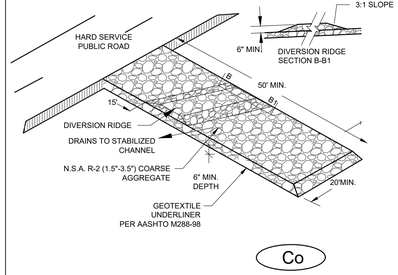
TYPICAL COMPONENTS (ATTACH MANUFACTURER'S SPECIFICATIONS)

CONSTRUCTION STEPS:
1. Review potential dry well areas and layout. Dry wells should not be located: beneath an impervious (paved) surface; (2) above an area with a water table or bedrock less than two feet below the trench bottom; (3) over other utility lines; or (4) above a septic field. Insure outlet daylights at least ten feet from property line.
2. Measure the area draining to the dry well and determine required size from the table on the next page.
3. If soil is a concern perform infiltration test according to Appendix A. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the storage volume may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
4. Measure elevations and dig the hole to the required dimensions. Scarify the bottom soil surface 3".
5. Place and tamp 6" to 12" of 57 gravel in bottom. Pea gravel can be substituted for leveling purposes in the upper three inch layer below the tank.
6. Place and secure filter cloth down sides of the excavation leaving enough to fold over the top below the soil and turf.
7. Place tank and install piping. Bond top of tank in place.
8. Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure). Strap and support as needed.
9. Create a safe overflow at least 10 feet from your property edge and insure it is protected from erosion.
10. Test connections with water flow.
11. Fill with gravel jacket around tank and place permeable fabric above between gravel and soil.
12. Backfill with soil/sod or pea gravel.
13. Consider aesthetics as appropriate and erosion control for overflow.

CIRCLE ONE OR MORE OPTIONS USED. A B C D



PRETREATMENT OPTIONS DETAIL



Co

CONSTRUCTION EXIT

CONSTRUCTION EXIT

A STONE STABILIZED PAD SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE TO A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, PARKING AREA, OR ANY OTHER AREA WHERE THERE IS A TRANSITION FROM BARE SOIL TO A PAVED AREA.

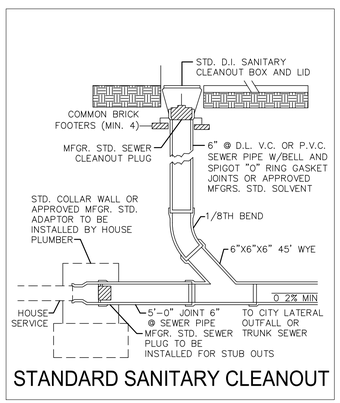
AGGREGATE SIZE
STONE WILL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5 TO 3.5 INCH STONE).

PAD THICKNESS
THE GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES.

PAD WIDTH
AT A MINIMUM, THE WIDTH SHOULD EQUAL FULL WIDTH OF ALL POINTS OF VEHICULAR EGRESS, BUT NOT LESS THAN 20 FEET WIDE.

DIVERSION RIDGE
ON SITES WHERE THE GRADE TOWARD THE PAVED AREA IS GREATER THAN 2%, A DIVERSION RIDGE 6 TO 8 INCHES HIGH WITH 3:1 SIDE SLOPES SHALL BE CONSTRUCTED ACROSS THE FOUNDATION APPROXIMATELY 15 FEET ABOVE THE ROAD.

MAINTENANCE
THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.



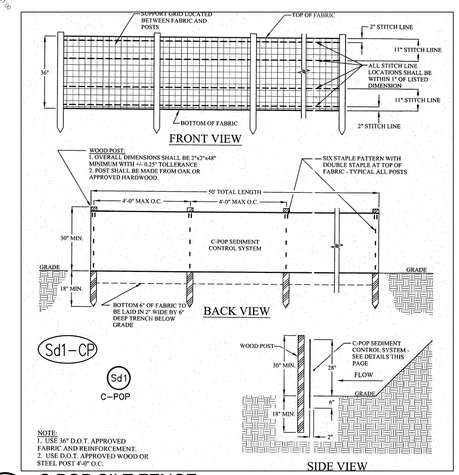
STANDARD SANITARY CLEANOUT

EROSION CONTROL LEGEND

APPLY TO ALL DISTURBED AREAS

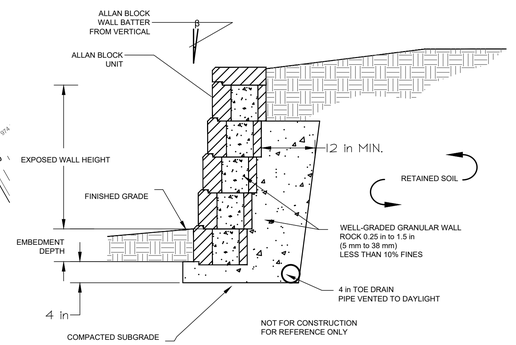
Ds1	A. TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE LANDSCAPE PLAN
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING) SEE LANDSCAPE PLAN
Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES

THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE



1 C POP SILT FENCE

P-RE-PEA-PEAS-01



2 ALLEN-BLOCK GRAVITY WALL

3/4" = 1'-0" P-0L-04

EROSION NOTES:
1) ALL DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER (14) DAYS; AFTER (30) DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.
2) SILT FENCE - SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE OF THE GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION AND BE WIRE REINFORCED.
3) MAINTENANCE STATEMENT - EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIR BY THE GENERAL CONTRACTOR. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
4) NO GRADE SLOPE SHALL EXCEED 2H:1V.
5) "THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AT PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES."
6) "EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

GSWCC Georgia Soil and Water Conservation Commission

Joseph L Hoyle
Level II Certified Design Professional
Certification Number 0000017309
Issued: 09/22/2021 Expires: 09/22/2024

0 20 40 60 feet
SCALE: 1" = 20'

NORTH

Note:
1. THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: SURVEY LAND EXPRESS, INK - DATED 08/31/21 & THE TOPOGRAPHICAL INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: SURVEY LAND EXPRESS, INK - DATED 08/31/21
2. ELEVATIONS SHOWN HERE ON ARE AS PER GIS MAPS

LAND
architect studio, llc
landscape architecture + land planning
defining community, lifestyle and place

LANDSCAPE ARCHITECTURE
LAND PLANNING
RECREATION DESIGN

ONE WEST COURT SQUARE
Suite 550
DECATUR, GA 30030
PHONE: (404) 502-9826
FAX: (404) 377-4881
www.landarchitectstudio.com
joe@landarchitectstudio.com

SITE PLAN & DETAILS

FOR

3143 OLD JONESBORO RD

SITE ADDRESS:
3143
OLD JONESBORO RD
HAPEVILLE GA 30345

L.L.94, DISTRICT 14TH
FULTON COUNTY,
GEORGIA

OWNER/DEVELOPER:
A Sheltered Cove, LLC
1007 Mansell Rd, Ste. A -117
Roswell, GA 30076

CONTACT:
Cortney Bailey
410-937-1415

GEORGIA REGISTERED No. 001246 Joseph L Hoyle LANDSCAPE ARCHITECT JOSEPH L. HOYLE

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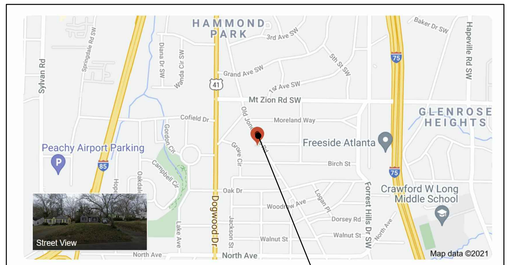
REVISIONS

MARK	DATE	COMMENT

DRAWN BY:	JLH
CHECKED BY:	JLH
SCALE:	1" = 20'
DATE:	10-11-21
JOB NO.	21-021
SHEET	1 OF 2

C-1



3143 Old Jonesboro Rd
Hapeville, GA 30354

Directions

SITE LOCATION MAP — SITE

N.T.S.

7 TREES DESTROYED OR DEAD:
27" OAK/DEAD
14" WATER OAK
10" OAK
11" OAK
18" OAK
8" OAK
7" OAK

TREE SAVED:
IN REAR OF PROPERTY
23" OAK
6" HW
7" HW
21" OAK
12" OAK
16" OAK
18" OAK
34" WATER OAK – IVY IN TREE
11" OAK

TREE DENSITY:

0.262 ACRES X 100 INCHES = 26.2" REQUIRED

148" TREE SAVED = 148" PROVIDED

DENSITY IN COMPLIANCE

Tree Conservation Plan Notes:

1. The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
2. All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.
3. The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
4. Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
5. All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
6. A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
7. Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

NOTE: TYPE OF IRRIGATION

REFERENCE NOTES SCHEDULE

SYMBOL	01 GENERAL DESCRIPTION
01-01	TYPE OF IRRIGATION TO BE USED INSTALL TREE DIAPER AT EACH TREE www.treediaper.com. Builder will maintain Tree Diapers (i.e. fill with water) weekly until home is sold and owner takes possession

Note:
- Deciduous trees (does not include multi-trunk trees) to have straight, single leader, healthy and good form
- All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, healthy, and good form
- All evergreen trees to be Full to Ground, Healthy, Good Form

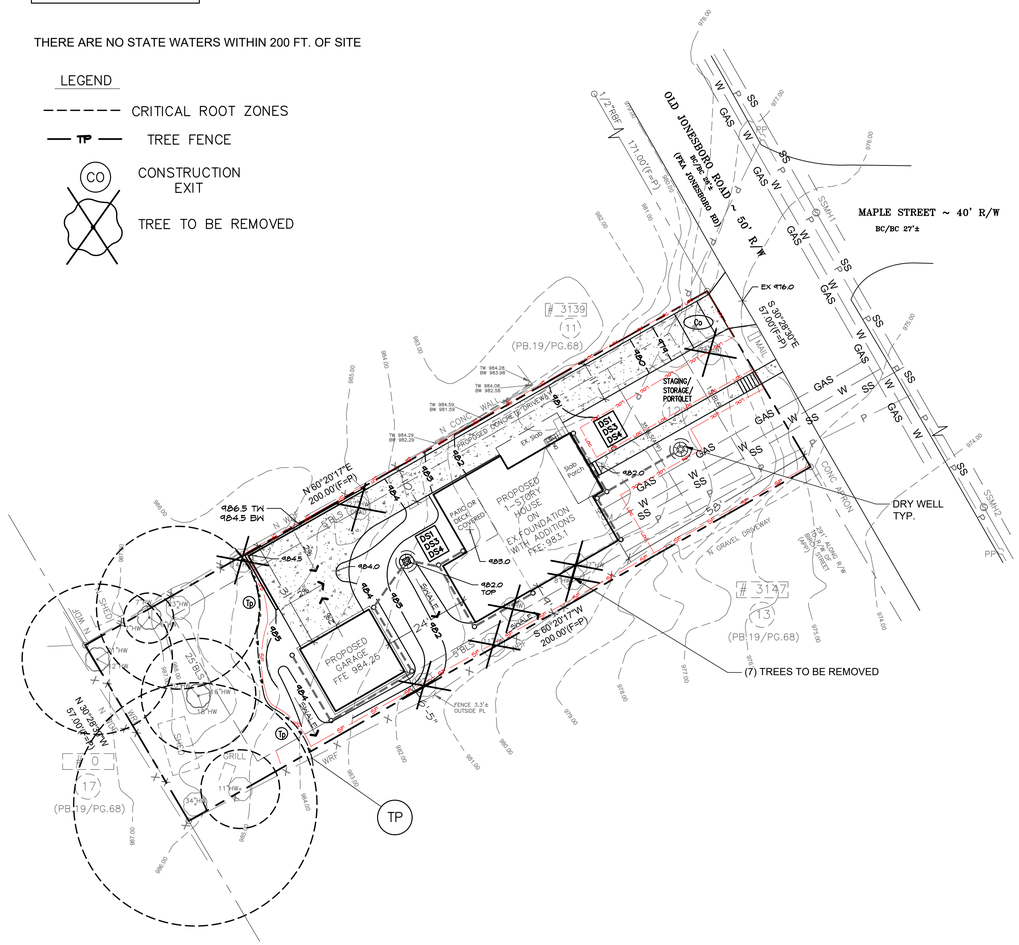
DISTURBED AREA
A.K.A.
LIMITS OF CONSTRUCTION
7,167 SF= 0.16 AC

TOTAL LOT AREA =
11,398.85 S.F./0.262 AC.

24 HR CONTACT / PROPERTY OWNER:
CORTNEY BAILEY
A SHELTER COVE LLC
(410-437-1515)

THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE

LEGEND
- CRITICAL ROOT ZONES
- TP — TREE FENCE
- CO — CONSTRUCTION EXIT
- TREE TO BE REMOVED



0 20 40 60 feet
SCALE: 1" = 20'

NORTH

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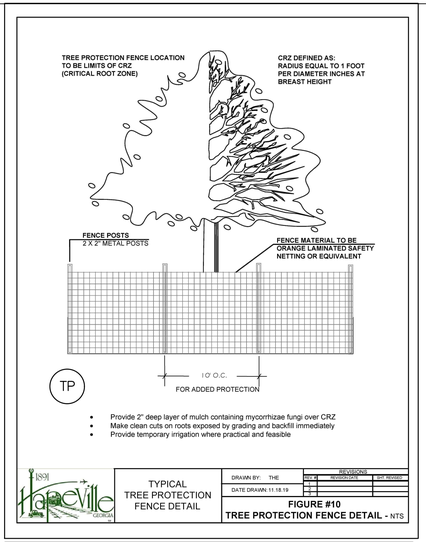

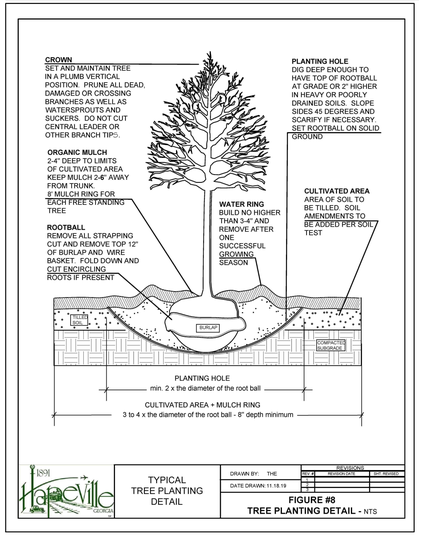

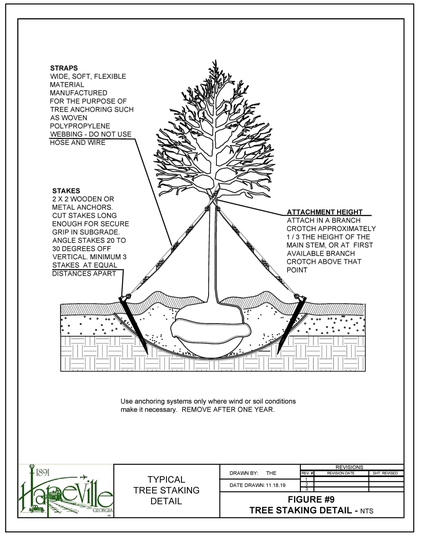

LAND
architect studio, llc
landscape architecture + land planning

defining community, lifestyle and place

LANDSCAPE ARCHITECTURE
LAND PLANNING
RECREATION DESIGN

ONE WEST COURT SQUARE
Suite 550
DECATUR, GA 30030
PHONE: (404) 502-9826
FAX: (404) 377-4881
www.landarchitectstudio.com
joe@landarchitectstudio.com

Landscape and Tree Conservation Plan

FOR

3143 OLD JONESBORO RD

SITE ADDRESS:
3143
OLD JONESBORO RD
HAPEVILLE GA 30345

L.L.94, DISTRICT 14TH
FULTON COUNTY,
GEORGIA

OWNER/DEVELOPER:
A Sheltered Cove, LLC
1007 Mansell Rd, Ste. A -117
Roswell, GA 30076

CONTACT:
Cortney Bailey
410-937-1415

GEORGIA REGISTERED No. 001246 JOSEPH L. HOYLE LANDSCAPE ARCHITECT

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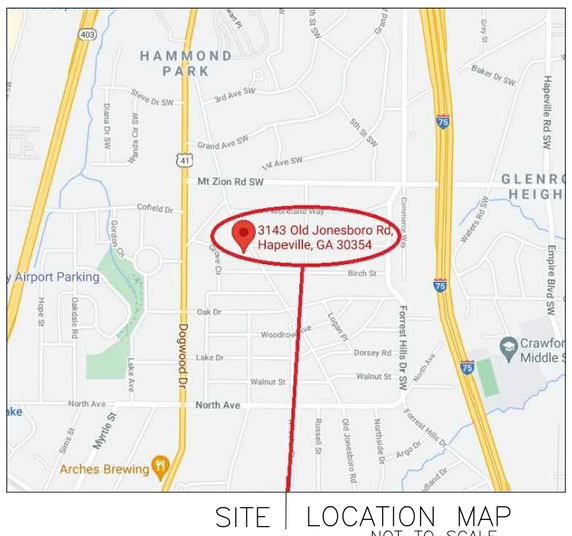
REVISIONS

MARK	DATE	COMMENT

DRAWN BY: JLH
CHECKED BY: JLH
SCALE: 1" = 20'
DATE: 10-11-21
JOB NO. 21-021
SHEET 2 OF 2

C-2

MAGNETIC



SITE | LOCATION MAP
NOT TO SCALE

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID _____13121C0367F_____ EFFECTIVE DATE: __09/18/2013__ ZONE: __X__.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOWN THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

SSMH1
TOP=975.75
INV IN=967.95
INV OUT=967.85

SSMH2
TOP=971.16
INV IN=964.76
INV OUT=964.66

ZONING NOTE:

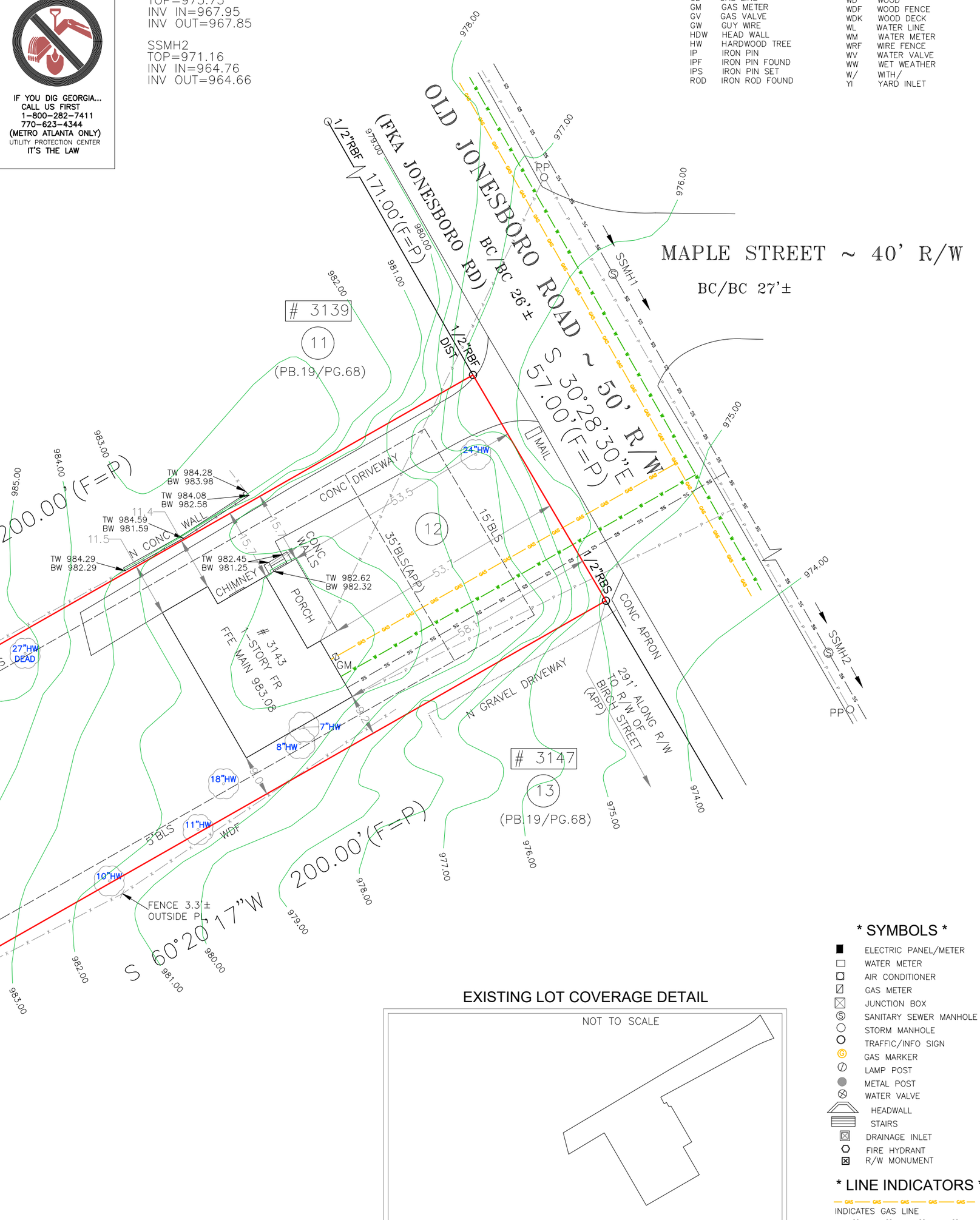
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT,PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-1
CITY OF HAPEVILLE
BUILDING SETBACK
FRONT: 15.0'
35.0' AS PER PLAT
SIDE: 5.0'
REAR: 25.0'
MAX. LOT COVERAGE 40%
MAX. BUILDING HEIGHT 35'

ELEVATIONS SHOWN HEREON ARE AS PER GIS MAPS

* L E G E N D *

APP	AS PER PLAT	IV	IRRIGATION VALVE
APD	AS PER DEED	IVM	IRRIGATION METER
APF	AS PER FIELD	JB	JUNCTION BOX
AI	ANGLE IRON FOUND	LLL	LAND LOT LINE
APZ	AS PER ZONING	MAG	MAGNETIC READING IP
BB	BOTTOM BANK	MGN	MAGNOLIA TREE
BC	BACK OF CURB	MH	MAN HOLE
BLK	BLOCK	MTF	METAL FENCE
BLS	BUILDING SETBACK LINE	N	N'BORS
BRK	BRICK	OH	OVERHANG
BSMT	BASEMENT	OTP	OPEN TOP PIPE FOUND
CBX	CABLE BOX	P.	PORCH
CBL	CABLE LINE	(P)	PLAT
C.	CONCRETE	PC	PROPERTY CORNER
CB	CATCH BASIN	PL	PROPERTY LINE
CL	CENTER LINE	PN	PINE TREE
CLF	CHAIN LINK FENCE	POB	POINT OF BEGINNING
CMP	CORRUGATED META PIPE	POC	POINT OF COMMENCING
C.O.A	CITY OF ATLANTA	PP	POWER POLE
CO	SAN SEWER CLEAN OUT	PW	POWER LINE
CM	CADASTRAL MAP	R	RECORD
CRWL	CRAWL SPACE	PVC	POLYVINYL CHLORIDE PIPE
CP	CALCULATED POINT	RBF	REINFORCING BAR FOUND
CPT	CARPORT	RBS	REINFORCING BAR SET
(D)	DEED	RCP	REINFORCED CONC. PIPE
DE	DRAINAGE EASEMENT	R/W	RIGHT-OF-WAY
DI	DRAINAGE INLET	SN	SIGN
EB	ELECTRIC POWER BOX	SSL	SANITARY SEWER LINE
EM	ELECTRIC METER	SSE	SANITARY SEWER EASEMENT
EP	EDGE OF PAVEMENT	SP	SCREENED PORCH
F	FIELD	SW	SIDEWALK
FC	FENCE CORNER	TB	TOP OF BANK
FH	FIRE HYDRANT	UE	UTILITY EASEMENT
FR	FRAME	WD	WOOD
GL	GAS LINE	WDF	WOOD FENCE
GM	GAS METER	WDK	WOOD DECK
GV	GAS VALVE	WL	WATER LINE
GW	GUY WIRE	WM	WATER METER
HDW	HEAD WALL	WRF	WIRE FENCE
HW	HARDWOOD TREE	WV	WATER VALVE
IP	IRON PIN	WW	WET WEATHER
IPF	IRON PIN FOUND	W/	WITH/
IPS	IRON PIN SET	YI	YARD INLET
ROD	IRON ROD FOUND		



* SYMBOLS *

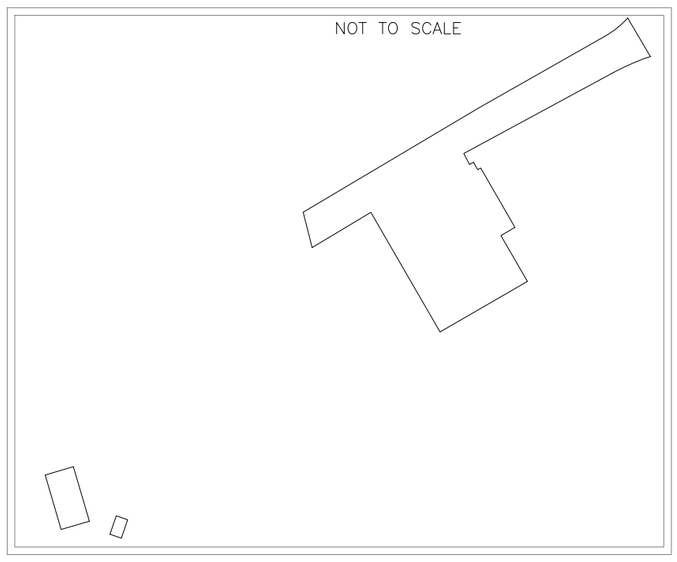
- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- METAL POST
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT
- R/W MONUMENT

* LINE INDICATORS *

- INDICATES GAS LINE
- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- BURIED POWER/CABLE LINE

EXISTING LOT COVERAGE DETAIL

NOT TO SCALE



TOTAL LAND AREA
11398.85 SF / 0.262 AC

ALLOWABLE LOT COVERAGE
4559.54 SF / 0.105 AC / 40%

EXISTING LOT COVERAGE
2128.41 SF / 0.049 AC / 18.7%

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

0 20
SCALE 1" = 20'

LOT 12	BLOCK L	
Mrs. EMMA A. MOORE PROPERTY SUBDIVISION		UNIT
LAND LOT 94	14TH DISTRICT	SECTION
FULTON COUNTY, GEORGIA	DB.16228/PG.127	PB.19/PG.68
FIELD WORK DATE AUG 13, 2021	PRINTED/SIGNED AUG 31, 2021	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"	

EXISTING CONDITIONS SURVEY PREPARED FOR: *SHEET 1 OF 1*

A SHELTERED COVE, LLC

PROPERTY ADDRESS:
3143 OLD JONESBORO ROAD
HAPEVILLE, GA 30354

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

LK
COORD #20211774
DWG #20211774

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

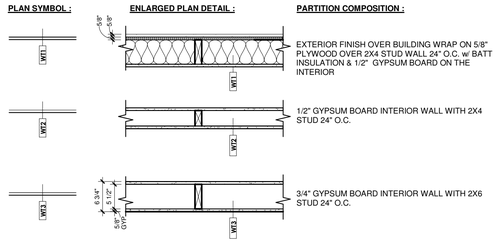
GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Main House Room Schedule	
Name	Area
Dining	108 SF
Kitchen	138 SF
Living Room	181 SF
Bed 1	153 SF
Bath	40 SF
Office	81 SF
Master Bed	156 SF
Master Closet	33 SF
Master Bath	64 SF
Laundry	22 SF
Entrance	94 SF
Coats	4 SF
Closet	12 SF
Grand total	1084 SF

WOOD STUD PARTITION TYPES

NOTE: STUD SPACING AND GAUGE MAY VARY DEPENDING ON STRUCTURAL DESIGN, G.C. TO COORDINATE WITH STRUCTURAL DRAWINGS & STUD FRAMING ENGINEER PRIOR TO INSTALLATION. SEE WALL SECTIONS FOR MORE DETAIL WALL COMPOSITIONS.



ARCHITECTURAL

1. ALL WORK SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE, THE 2018 INTERNATIONAL BUILDING CODE, THE GEORGIA STATE BUILDING CODE AND ALL APPLICABLE LOCAL JURISDICTION RULES AND REGULATIONS. PROJECTS IN THE CITY OF LAFAYETTE.

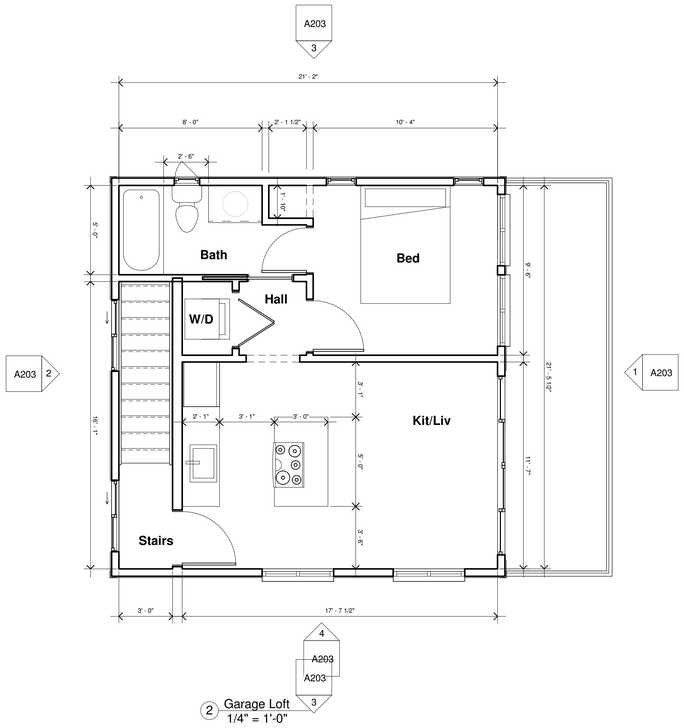
2. CONTRACTOR TO VERIFY ALL DIMENSION DATUMS AND LEVELS PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

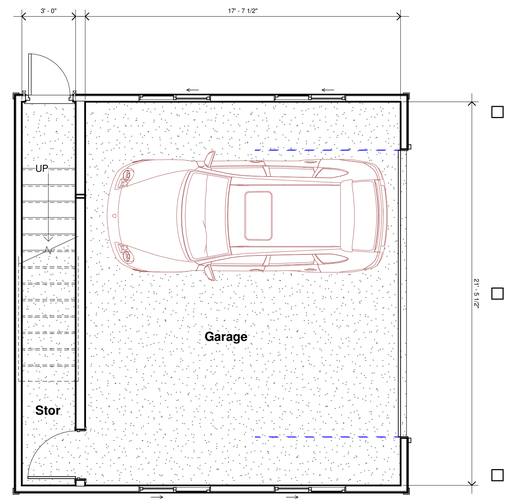
4. DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN WITHOUT WRITTEN INSTRUCTIONS FROM THE OWNER.

5. REPORT ERRORS AND OMISSIONS TO THE DESIGNER IMMEDIATELY.

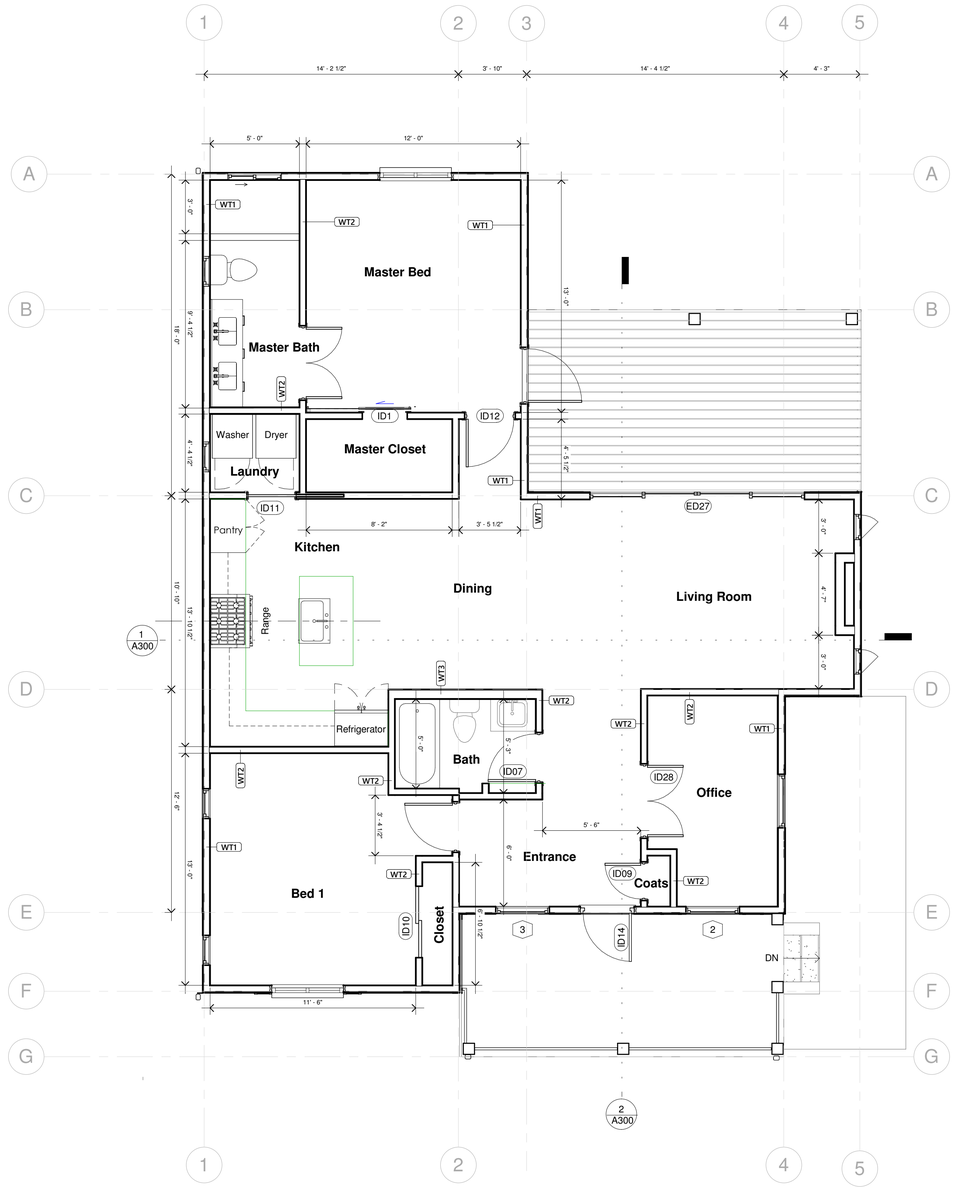
6. WORKING DRAWINGS BY THEIR VERY NATURE ARE DIAGRAMMATIC AND DO NOT PROVIDE ALL DETAILS OR CONDITIONS OF CONSTRUCTION. HOWEVER, QUESTIONS MAY ARISE AS TO THE DESIGN INTENT AND TO CONSTRUCTION TECHNICAL DETAILING WITHIN THESE DRAWINGS. AS CLARIFICATIONS, NTERPRETATIONS, AND REVISIONS ARE PART OF THE CONSTRUCTION PROCESS, HEARTFELT DESIGN SOLUTIONS LLC SHALL NOT BE LIABLE FOR ANY DIRECT, INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF NOT PARTICIPATING IN THE CONSTRUCTION PROCESS.



2 Garage Loft
1/4" = 1'-0"



3 Garage Plan
1/4" = 1'-0"



1 1st Floor Plan
1/4" = 1'-0"

TRUE NORTH

PROJECT NORTH

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E: ADMIN@MYHEARTFELTDESIGNS.COM
P: 832.786.9993

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3143 Old Jonesboro Rd
Residential Renovation
Proposed Floor Plan

Stamp

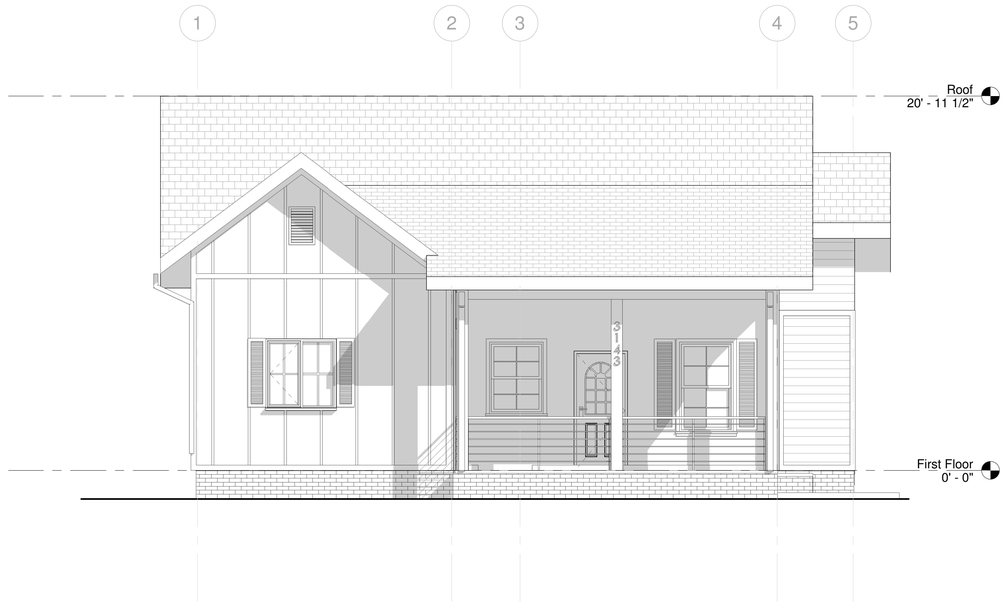
No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

A101

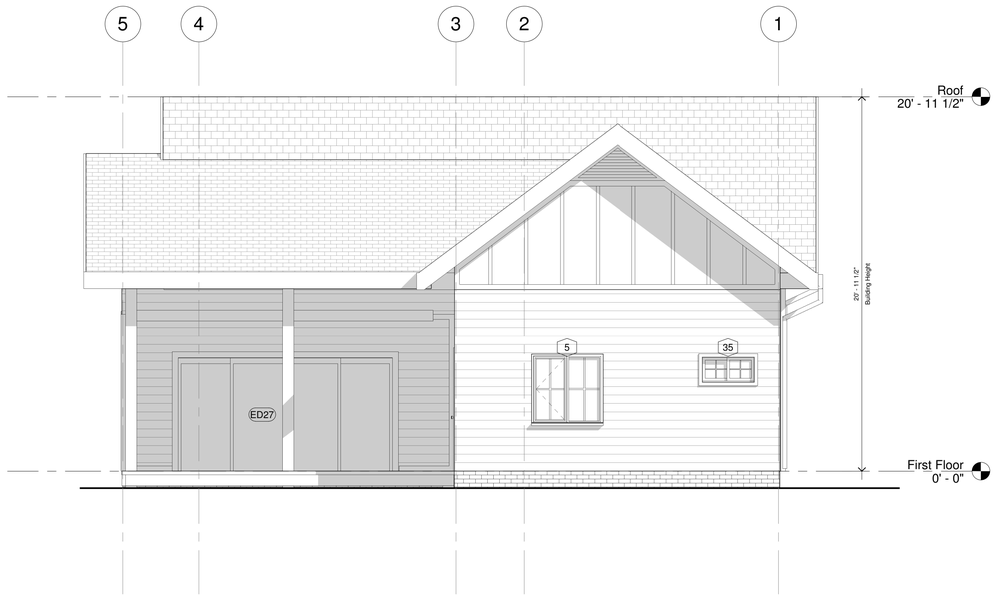
Scale: As indicated

10/20/2021 3:51:02 PM



1 Front Elevation
1/4" = 1'-0"

ELEVATION #: 2



2 Rear
1/4" = 1'-0"

ELEVATION #: 1

ELEVATION NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO THE HOUSE WITH THE OWNER.

2. PLUMBING AND HVAC VENTS SHALL BE BROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH THE ROOF COLOR.

3. PROVICE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.

4. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TIMBER TRIM MEMBERS AND FINISH PATTERNS WITH THE HFDS PRIOR TO CONSTRUCTION.

FINISH LEGEND:
*See finish Schedule for material specifications

TAG	DESCRIPTION

BUILDING CALCULATIONS:

Code Max Building Ht:
Actual Building Height:
Elevation #1 Sqft:
Elevation #2 Sqft:
Elevation #3 Sqft:
Elevation #4 Sqft:

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3143 Old Jonesboro Rd
Residential Renovation
Exterior Elevation

Stamp

No.	Description	Date

Project number:	**Aa-##**
Date:	**00/00/21**
Drawn by:	**Author**
Checked by:	**Checker**

A200

Scale: **1/4" = 1'-0"**

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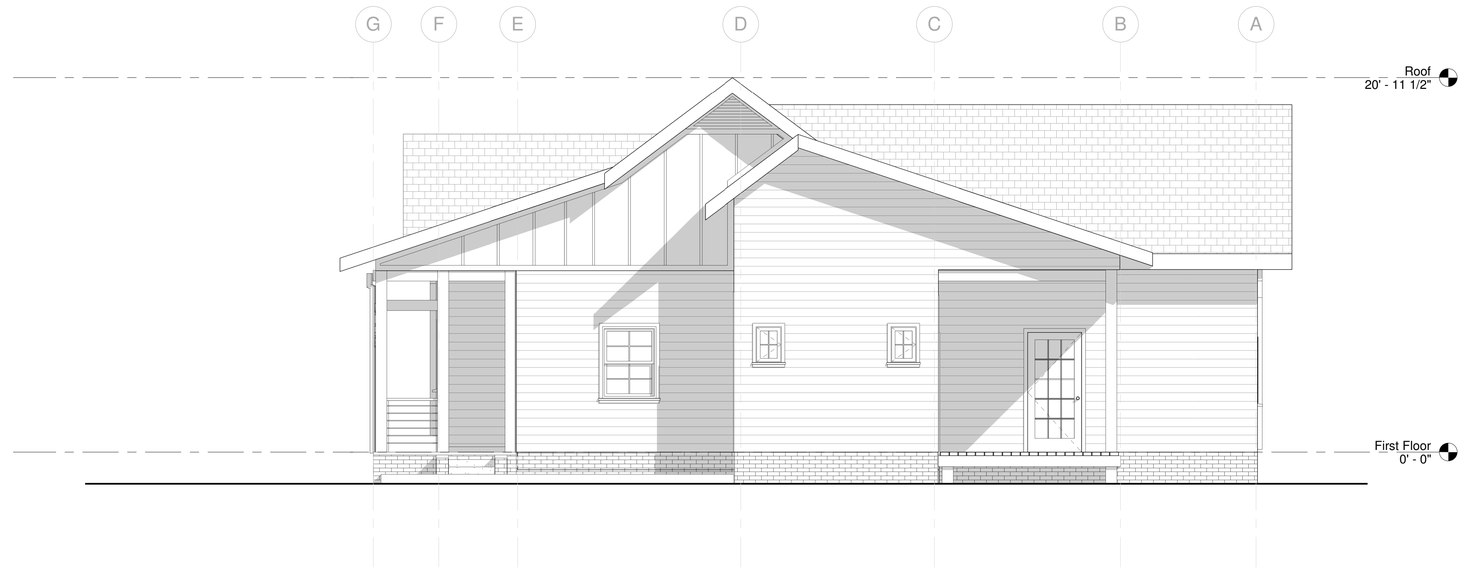
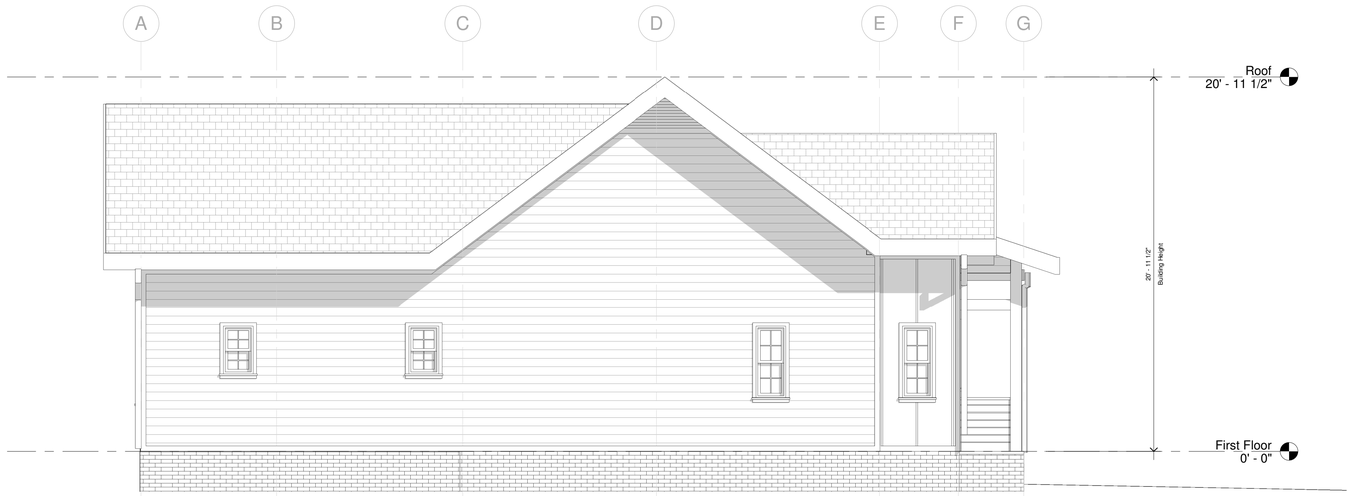


1 Side 1
1/4" = 1'-0"

ELEVATION #: 4



2 Side 2
1/4" = 1'-0"

ELEVATION #: 3

ELEVATION NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO THE HOUSE WITH THE OWNER.

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3. PROVICE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.

4. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TIMBER TRIM MEMBERS AND FINISH PATTERNS WITH THE HFDS PRIOR TO CONSTRUCTION.

FINISH LEGEND:
*See finish Schedule for material specifications

TAG	DESCRIPTION

BUILDING CALCULATIONS:

Code Max Building Ht:
Actual Building Height:
Elevation #1 Sqft:
Elevation #2 Sqft:
Elevation #3 Sqft:
Elevation #4 Sqft:

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3143 Old Jonesboro Rd
Residential Renovation
Exterior Elevation

Stamp

No.	Description	Date

Project number:	**Aa-##**
Date:	**00/00/21**
Drawn by:	**Author**
Checked by:	**Checker**

A201

Scale: **1/4" = 1'-0"**

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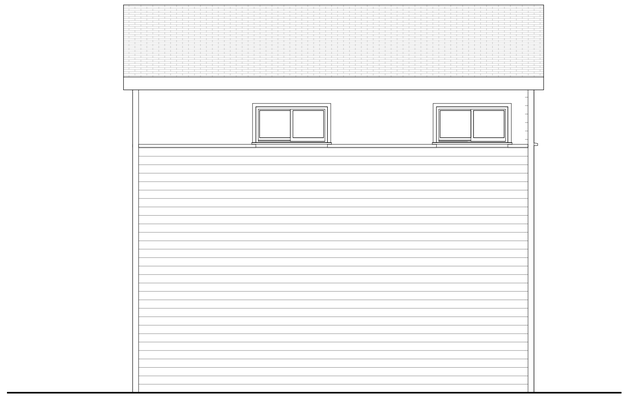

2 Elevation 2 - a
1/4" = 1'-0"

1 Elevation 1 - a
1/4" = 1'-0"

4 Elevation 4 - a
1/4" = 1'-0"

3 Elevation 3 - a
1/4" = 1'-0"

ELEVATION NOTES:

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ELEVATION #:

FINISH LEGEND:
*See finish Schedule for material specifications

TAG	DESCRIPTION

BUILDING CALCULATIONS:

Code Max Building Ht:	
Actual Building Height:	
Elevation #1 Sqft:	
Elevation #2 Sqft:	
Elevation #3 Sqft:	
Elevation #4 Sqft:	

ELEVATION #:

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3143 Old Jonesboro Rd
Residential Renovation
Garage Elevation

Stamp

No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

A203

Scale: 1/4" = 1'-0"

10/20/2021 3:51:05 PM

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: November 9, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 3143 Old Jonesboro Rd

BACKGROUND

The City of Hapeville has received a site plan application from A Sheltered Cover LLC to construct a new single story single-family dwelling located at 3143 Old Jonesboro Rd. The square footage of the dwelling unit is not clear (1,090 SF, 1,348 SF or 1,548 SF), two bedrooms and two bathrooms. The building height, including foundation is listed as 23' 11" (18'9 from the foundation). A 400SF (dimensions not provided) detached garage will provide two covered spaces and an ADU connected to the street via an eleven-foot wide driveway.

The property is zoned R-1, One Family Residential, and is subject to the Neighborhood Conservation Area, SubArea E of the Architectural Design Standards.

REVIEW

ARTICLE 6. - R-1 ZONE (ONE FAMILY RESIDENTIAL)

Sec. 93-6-1. - Intent.

By virtue of its location within the comprehensive land development plan for the city, the R-1 zone is established in order to protect residential areas now predominantly developed with one-family detached dwellings and a few adjoining areas likely to be developed for such purposes. Only a few additional and compatible uses are permitted. The regulations of this zone are intended to:
(1) Protect the present predominantly one-family use of the land.
(2) Encourage the discontinuance of existing incompatible uses, and insure the ultimate stabilization of the land in one-family usage.
(3) Protect and promote a suitable environment for family life.
(4) Discourage any use which would generate other than normal residential traffic on minor streets.
(5) Discourage any use which, because of its character or size, would create excessive requirements and costs for public services.

Sec. 93-6-2. - Permitted uses.

The following uses are permitted in any R-1 zone:

(1) One-family dwellings;

REQUIREMENTS

Sec. 93-22.1-1. - Chart of dimensional requirements
Dimensional Requirements for **R-1 Zoning** are as follows:

						Minimum Front Yard Setback		Minimum		Maximum			
Development Type	**Lot Frontage (FT)**	**Min. Lot Area (SF)**	**Lot Area/ DU (SF)**	**Floor Area/ DU (SF)**	**Max. Lot Coverage (%)**	**Minor Col.**	**Maj. Arterial**	**Side**	**Rear**	**Stories**	**Feet**	**Min. Parking Spaces**	**Max. Unit/ Bldg. Lot**
Single-family Detached	50	6,750	67,50	1,000	40	15	15	5	25	2½	35	2 DU	1

Sec. 93-2-5. - Accessory uses, accessory buildings, yard requirements of accessory buildings, outbuildings and fences.

(1) An accessory building or structure is a building detached from the principal dwelling on a lot of record, the use of which is incidental and subordinate to the primary use of the property. Accessory buildings shall comply with the following standards and all other applicable regulations of this zoning ordinance and the architectural design standards. Where a conflict exists, the standards of this section shall control.

Special requirements for accessory buildings are as follows:

(e) Except as herein provided, the minimum yard requirements of section 93-22.1-1 of this chapter also apply to accessory buildings. However, accessory buildings may be located in rear yards within five feet of a rear or side lot line. In addition to these yard requirements, the horizontal separation of accessory buildings from the dwelling on the same lot and the horizontal separation of accessory buildings from dwelling on adjacent lots shall comply with standards in Table C—Distance from dwelling for very large accessory buildings. All distances shall be measured from outside wall to outside wall.

Sec. 93-2-26. - Accessory dwelling units (ADU).

An accessory dwelling unit is an accessory building occupied as a residence. Accessory buildings may be occupied as an ADU by another party so long as one of the dwelling units on the property is owner-occupied. The ADU may be occupied by the property owner or rented. The unit must be aesthetically similar to the primary structure. The primary use of the lot must remain single-family, and the lot may not be subdivided nor may the accessory unit be sold separately. In addition to all requirements for accessory structures, the following criteria apply to ADUs:

(1) **All ADUs require a building permit and certificate of occupancy. The application for this permit must be made to the planning and zoning department and must include a sworn, notarized statement from the property owner stating that the owner will occupy one of the dwelling units on the premises as their primary residence.** Any transfer of ownership of the property will require a new sworn, notarized statement to be submitted by the new owners.

(2) **ADUs are allowed in districts** R-0, **R-1**, R-2, R-3, R-4, R-5, R-AD, and R-SF. Additionally, they are allowed in districts U-V, V, and RMU granted the primary use of the lot is residential.

(3) Plumbing including running water and sanitary sewer is required in an ADU.
Not provided

(4) A full kitchen is permitted. However, an ADU is only allowed to have one kitchen.
Not provided

(5) The lot must be a minimum of 4,000 square feet.
Compliant

(6) The structure must be at least 240 square feet.
Compliant

(7) The property must have an additional parking space beyond the given minimum parking requirements.
Only two parking spaces in the garage are shown.

(8) Only one accessory dwelling unit may be created per lot.
Compliant

Sec. 93-2-16. - Site plan review.

(a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of side planning and design resulting in quality development in the city.

(b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

(c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

(1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

a. The locations, size and height of all existing and proposed structures on the site.

- ***The plans show the location of a new one story, single-family dwelling with an undetermined square footage. Multiple square footages are provided (DRC application 1204 SF, Project Data 1358 SF, Sheet A101 1090 SF). Correct square footage should be provided.***
- ***Per the project data, the structure will be 23' 11" including the foundation. From the foundation, the primary dwelling is 18' 9" high. The garage is shown as 22'2" high.***
- ***Setback dimensions of the new primary structure are as follows:***
    - ***Front setback is not provided. A 15' build line is shown and the primary dwelling is set further back. Dimensions should be provided.***

- ***North side setback appears to be 10'. Should be confirmed***
- ***South side setback is 9'***
- ***Rear setback for the house is not provided but is outside of 20' minimum setback. The applicant should provide the rear setback from the property line.***
- ***Setbacks for the garage are: side setback 6.5' and beyond the 20' minimum setback. The applicant should provide the rear setback from the property line for the garage.***

- ***The distance between the back of the dwelling and the garage is 24'.***
- ***The height of the garage is 22' 2". The garage may not be taller than the single family dwelling. Should be confirmed.***
- ***Proposed floor plan does not match that as submitted for DRC. Applications should match.***

b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

- ***The width of the driveway is between 10' and 11'.***
- ***The plans do not show a sidewalk.***
- ***The plans show a proposed walk to the front entrance.***
- ***Design cross sections have been included.***

c. The locations, area and number of proposed parking spaces.

- ***A new driveway will provide access to an existing rear detached two-car garage.***

d. Existing and proposed grades at an interval of five feet or less.

- ***Existing and proposed grades are shown at one-foot intervals.***

e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

- ***See Landscape Plan/arborist report.***

f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.

- ***See Landscape Plan/arborist report.***

g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

- ***Not applicable to residential development.***

h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

- ***A fence is shown on an adjacent property that encroaches on the side yard (south).***

i. The identification and location of all refuse collection facilities, including screening to be provided.

- ***Not applicable to single-family development.***

j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

- ***Not applicable.***

k. Location and size of all signs.

- ***Not applicable.***

(2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***

(3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***

(4) *Project data.*

a. Site area (square feet and acres).

- ***The total site area is 11,398.95 SF or 0.252 acres. The minimum lot size is 6,750 SF.***

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

- ***Proposed lot coverage is 4,257 SF (proposed house 1,548 SF, garage 400 SF, Driveway/walks 2,068 SF, porches, and deck) 27.3%. Maximum lot coverage allowed is 40%. Applicant should clarify if porches and rear deck are included.***

c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

- ***The proposed dwelling will have 2 bedrooms and 2 bathrooms.***

d. Floor area in nonresidential use by category.

- ***Not applicable.***

e. Total floor area ratio and/or residential density distribution.

- ***The minimum required floor area is 1,000 SF. The proposed dwelling square footage should be provided.***

f. Number of parking spaces and area of paved surface for parking and circulation.

- ***The plans indicate a new two car garage for parking. An additional space is required for the ADU***

(5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

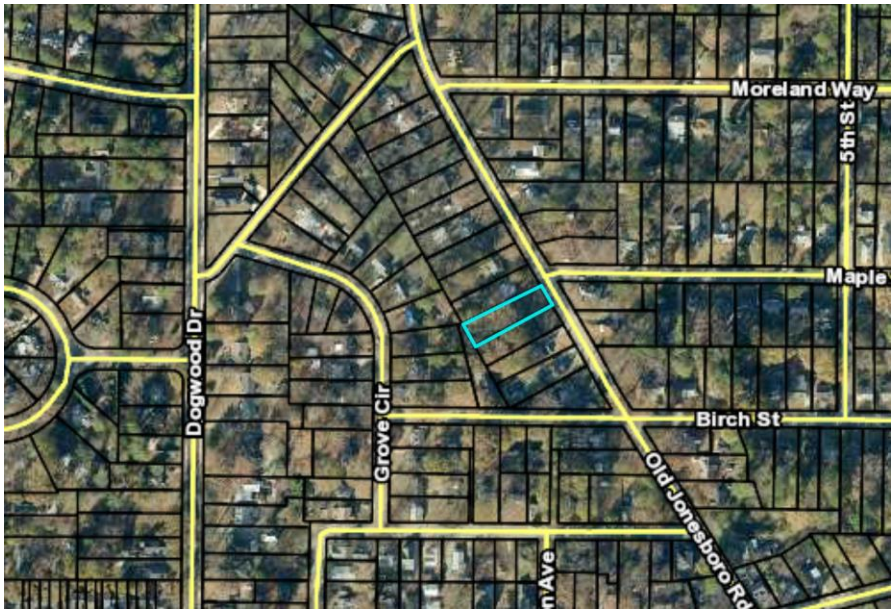
- ***Development schedule has not been provided.***
- ***Proof of ownership of the property has been provided.***

FINDINGS

The Applicant must provide, and/or the site plan must be revised to address the following:

- Additional detail for the garage/ADU must be provided, including:
  - Floor plan showing kitchen and bathroom
  - 4 sides elevation
  - Required parking space for ADU
- Clarify proposed dwelling square footage.
- Provide actual setback dimensions for front, side, and rear of dwelling.
- Provide the actual setback for the garage from the rear property line.
- Ensure the garage/ADU is not higher than the primary structure.
- Clarify if lot coverage includes porch and rear deck.
- See Landscape Plan/arborist report.
- Provide development schedule.
- Update the proposed floor plans. These do not match those provided in the DRC application. For this submittal, the office on the floor plan lacks any access from within or outside the building. This is a different floor plan than what was submitted for DRC.

Further, it is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and may require revision.



Location Map – 3143 Old Jonesboro Rd

TREE CONSERVATION PLAN CHECKLIST

The tree survey, tree protection and/or tree replacement plan may be combined on a single sheet in a set of site development drawings submitted for review by the City of Hapeville. However, if the size of a proposed development site is large and an extensive amount of information needs to be conveyed, the tree plans may be submitted as separate drawings along with the Site Development Plans.

All tree conservation plan(s) submitted for review shall include the items listed below, as applicable. The City of Hapeville reserves the right to revise this checklist periodically as needed. A copy of this annotated checklist must be presented along with submittal of final tree plans for permitting. Additional information may be requested by City staff as required on a case-by-case basis. Additional review/comment may be necessary upon receipt of the information as indicated below.

1st Review Not Approved- Arborist Checklist 11.10.21
Teresa Eldredge - teresa@tjschell.com

General Requirements:

_____ 1. Plans prepared, stamped and signed by a Georgia registered Landscape Architect, Certified Arborist, Forester, or Surveyor.
_____ 2. Site area, plan scale, and magnetic north arrow.
_____ 3. Boundary survey/Property lines with topographic information, building setbacks, street/road rights-of-way, all applicable utility locations, and easements.
_____ 4. Name, address, and phone numbers of the owner/developer of the land, land surveyor, landscape architect, arborist, and/or civil engineer.
_____ 5. 24-hour emergency contact name and phone number.
_____ 6. Title block showing project name, Land Lot(s) and District locations.
_____ 7. Site location map.
_____ 8. Total site acreage, acreage of disturbed area, and limits of proposed land disturbance.
_____ 9. Provide calculations showing compliance with the Density Factor using the following formula (See example below):

Acreage x 100 Inches = Required Inches per Acre
Example: 1.2 Acres x 100 Inches = 120 Inches Required

The density factor shall be achieved through any combination of the following:

- counting existing Trees (inches measured at DBH) to be preserved with no impact to CRZ
- planting new Trees (minimum 2" Caliper) for lots that do not have the required 100 inches per acre

_____ 10. If applicable to this project, reference compliance with zoning stipulations/conditions as required by the Planning Commission and/or City Council and include the date(s) of relevant hearings. Stipulations related to tree plan must be listed on the plan.

_____ 11. The locations of any state waters - with associated buffers and the limits of any proposed disturbance

_____ 12.Other comments:

_____

Tree Conservation Plan:

_____ 1. Surveyed locations of all landmark-sized trees and their critical root zones (CRZ) labeled; inventoried by size, genus & species; and numbered on chart to correspond to tree numbers shown on plan. Show chart on plan.

_____ 2. Plan must show all existing trees 6" dbh or greater that are to be counted toward meeting density requirements; inventoried by size and species.

_____ 3. Locations of all landmark trees or stands of trees, and an indication whether they are to be removed or preserved. Minimum Size Criteria:

a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood

b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine

c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia

_____ 6. Critical root zones (CRZs) of landmark trees are to be represented on the plan by a circle corresponding to the size of the CRZ, with a radius equal to 12x the diameter of the tree trunk.

_____ 7. No construction activity within the CRZs of preserved trees. CRZ must be free of any cut, fill, impervious cover or trenching activity.

_____ 8. Show all tree protection fence locations. Silt fence and other erosion control devices should not be located within tree save areas.

_____ 9. Show tree protection fence detail.

_____ 10. Note/graphically indicate the locations of staging areas for parking, materials storage, concrete washout, debris burn, tub grinding, and burial holes on the Tree Plan (i.e. outside of any tree save areas).

_____ 11. The locations of existing and proposed improvements on commercial sites that may affect tree preservation zones including, but not limited to, structures, driveways, paving, cut and fill areas, detention/stormwater quality ponds, buffers, utility lines/easements (underground and overhead), and easements (storm drainage and sanitary sewer).

See redline plan

_____ 12. Landmark tree report prepared by ISA Certified Arborist, or registered forester. Report must include and/or accompany a site plan with locations of landmark trees, accurate size, genus & species, description of tree's condition, photographs to illustrate defects. (Digital format acceptable.)

_____ 13. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

_____ 14. Other comments:

_____

_____

Tree Replacement Plan:

If applicable

_____ 1. Include chart for landmark-sized trees ***not in landmark condition*** that are removed with no recompense requirement. Trees numbered on chart must correspond to trees numbered in field.

_____ 2. Include chart for landmark-sized trees ***in landmark condition*** that are removed. Trees numbered on chart must correspond to trees numbered in field. ***Inch for inch replacement is required*** - use 4" cal. trees of comparable species at a rate equal to the inches (DBH) of the landmark tree removed.

Example: 32" DBH Oak / 4" = 8 (4" caliper) Oak Trees to be Planted

_____ 3. Show calculations for total inch for inch landmark tree replacements

_____ 4. Locations of all trees to be planted on site to meet density requirements.

_____ 5. Locations of all tree protection areas and tree protection fencing.

_____ 6. Replacement trees must be ecologically compatible with site. Replacement trees shall be of same or similar species as those trees removed when practical.

_____ 7. Trees proposed for replanting should be a species selected from the tree species list shown in Appendix A. Use of a species not shown on list is subject to approval by City staff.

_____ 8. Plant schedule/list showing the type of tree/plant material (common and botanical name), size, quantities, inch per tree, total inches, percent genus (not species), and the following planting notes:

a. All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form

b. All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form

c. All evergreen trees to be Full to Ground, Healthy, Good Form

_____ 9. Replacement tree planting within utility, storm drainage, sanitary sewer, or other types of easements is not acceptable. (Understory trees acceptable to Utility Company are allowed where there are existing overhead power (OHP) lines along road frontages)

_____ 10. Locations of all required undisturbed buffers, landscape strips, and landscape buffers. Permanent structures are not permitted in landscape strips/buffers (i.e. storm drainage structures, light fixtures, monument signs, etc.).

_____ 11. When **fewer than 10 trees** are proposed for replanting, **one species** may be specified.

_____ 12. When **10 to 50 trees** are proposed for replanting, a minimum of **3 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

_____ 13. When **more than 50 trees** are proposed for replanting, a minimum of **5 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

_____ 14. When 10 or more trees are to be planted, no single genus shall represent more than 30% of the required replacement inches. Show genus cap percentage on planting schedule.

_____ 15. Position parking lot trees to achieve maximum shading effect. Discuss the placement of trees to achieve greater energy conservation.

_____ 16. Show parking lot striping on the tree replacement plan.

_____ 17. Parking areas with 5 or more spaces require parking lot trees. Provide graphic representations/calculations for the following:

a. A sufficient number of 3" Caliper (minimum) Trees must be planted in interior portions of parking lots so that no parking space is more than fifty (50) feet from a parking lot Tree. Show a fifty-foot radius dashed circle for each Parking Lot Tree on Tree Replacement Plan to verify graphically. (See Appendix B).

b. Up to 20% of Parking Lot Trees may be planted along the perimeter of the parking lot.

c. Landscaped islands shall terminate each row of parking and all landscaped islands planted with Trees shall provide a minimum of 200 sf per Tree.

d. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20' from any planted Tree (See Appendix B).

_____ 19. Parking lot trees must be minimum 3” caliper and of a minimum height commensurate with species appropriate horticultural standards.

_____ 20. Parking lot lighting/light pole locations/underground electric lines should not be in conflict with tree planting areas. Light poles are not permitted in parking peninsulas, islands and medians where parking lot trees are proposed. Show light pole locations on tree replacement plan.

_____ 21. Minimum 50% of total replacement inches shall be overstory trees.

_____ 22. Show planting and staking details.

_____ 23. Note type of irrigation to be used.

- If hand-watering, show locations of hose bibs, water faucets, or quick couplers that will be used for this purpose.
- If an automatic irrigation system is proposed, provide note on plans.

_____ 24. This plan does not meet the spirit and intent of the City’s Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

_____ 25. Other comments:

_____

_____

Tree Conservation Plan Notes:

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.

- All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.

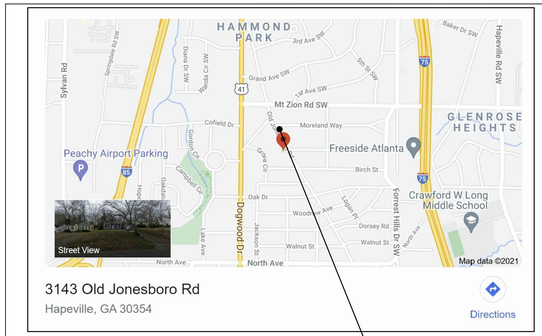
- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.

- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.

- A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.

- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



3143 Old Jonesboro Rd
Hapeville, GA 30354

SITE LOCATION MAP

N.T.S.

PROJECT DATA

GENERAL/SITE NOTES:

1) OWNER/CONTRACTOR:
CORTNEY BAILEY
A SHELTER COVE LLC
(410-937-1515)

2) TOTAL LOT AREA:
= 11,348.45 / 0.252 AC

3) TOTAL LOT COVERAGE(PROPOSED):
PROPOSED IMPERVIOUS SURFACES:
HOUSE = 1,548 SQ. FT.
FRONT WALK = 240 SQ. FT.
DRIVEWAY & PARKING PAD = 2,068 SQ. FT.
GARAGE = 400 SQ. FT.
TOTAL IMPERVIOUS = 4,257 SQ. FT. (37.3%)
TOTAL LOT = 11,399 SQ. FT.

4) TOTAL FLOOR AREA RATIO:
FIRST FLOOR = 1,358 S.F.
1,358 / 11,399 = 12.0%

PROJECT DATA

1) BUILDING HEIGHT = 23'-11" AFF

2) GARAGE HEIGHT = 16'-4"

3) TOTAL DISTURBED AREA = 7,167 S.F./.16 AC.

4) ZONING: R-1

5) BUILDING SETBACKS:
FRONT = 15'
SIDE = 5'
REAR = 25'

6) "THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE".

7) FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY, GEORGIA 13121C0361F EFFECTIVE DATE SEPTEMBER 18, 2013

8) TREES SHOWN ON SITE PLAN ARE EXISTING
SEE SHEET C-2 FOR LANDSCAPE & TREE CONSERVATION PLAN

9) NO GRADED SLOPE SHALL EXCEED 2H:1V

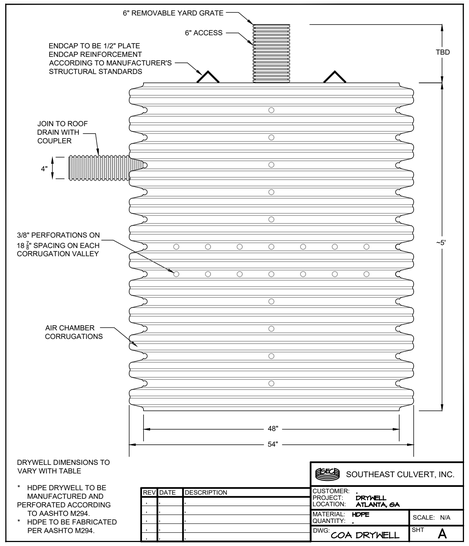
DRYWELL CALCULATIONS

MEASURE CONTRIBUTING DRAINAGE AREA
AND READ AREA FOR GIVEN MEDIA DEPTH:
TOTAL CONTRIBUTING DRAINAGE AREA = 2,000 S.F. OF ROOF AREA
500 S.F. OF CONCRETE AREA

TANK (1,325 S.F.) USE 2 = 2,650 S.F. CAPTURED
CONTRIBUTING DRAINAGE AREA = 2,500 S.F.
TANK DIAMETER = 48 INCHES
TANK HEIGHT = 60 INCHES
GRAVEL BED DEPTH = 12" (6 OR 12 INCHES)

SIZING CALCULATION:

GRAVEL BED DEPTH (INCHES)	TANK HEIGHT (INCHES)	TANK INSIDE DIAMETER (INCHES)				
		24	30	36	42	48
		CONTRIBUTING AREA CAPTURED (S.F.)				
6	30	258	345	447	563	692
12	30	285	380	490	615	755
6	60	461	622	809	1022	1263
12	60	489	657	852	1075	1325



DRYWELL DIMENSIONS TO VARY WITH TABLE

* HDPE DRYWELL TO BE MANUFACTURED AND PERFORATED ACCORDING TO AASHTO M294.
* HDPE TO BE FABRICATED PER AASHTO M294.

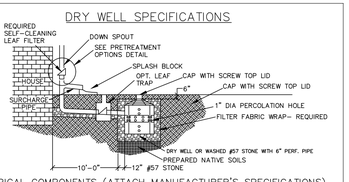
SOUTHEAST CULVERT, INC.

REV	DATE	DESCRIPTION
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.

CUSTOMER: .
PROJECT: DRYWELL
LOCATION: ATLANTA, GA
MATERIAL: HDPE
QUANTITY: .
DWG COA DRYWELL
SCALE: N/A
SHT A

STANDARD DRYWELL DETAIL

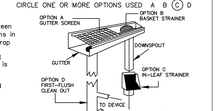
DRY WELL SPECIFICATIONS



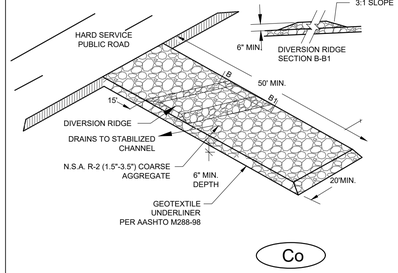
TYPICAL COMPONENTS (ATTACH MANUFACTURER'S SPECIFICATIONS)

CONSTRUCTION STEPS:
1. Review potential dry well areas and layout. Dry wells should not be located: beneath an impervious (paved) surface; (2) above an area with a water table or bedrock less than two feet below the trench bottom; (3) over other utility lines; or (4) above a septic field. Insure outlet daylights at least ten feet from property line.
2. Measure the area draining to the dry well and determine required size from the table on the next page.
3. If soil is a concern perform infiltration test according to Appendix A. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the storage volume may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
4. Measure elevations and dig the hole to the required dimensions. Scarify the bottom soil surface 3".
5. Place and tamp 6" to 12" of 57 gravel in bottom. Pea gravel can be substituted for leveling purposes in the upper three inch layer below the tank.
6. Place and secure filter cloth down sides of the excavation leaving enough to fold over the top below the soil and turf.
7. Place tank and install piping. Bond top of tank in place.
8. Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure). Strap and support as needed.
9. Create a safe overflow at least 10 feet from your property edge and insure it is protected from erosion.
10. Test connections with water flow.
11. Fill with gravel jacket around tank and place permeable fabric above between gravel and soil.
12. Backfill with soil/sod or pea gravel.
13. Consider aesthetics as appropriate and erosion control for overflow.

CIRCLE ONE OR MORE OPTIONS USED. A B C D



PRETREATMENT OPTIONS DETAIL



Co

CONSTRUCTION EXIT

CONSTRUCTION EXIT

A STONE STABILIZED PAD SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE TO A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, PARKING AREA, OR ANY OTHER AREA WHERE THERE IS A TRANSITION FROM BARE SOIL TO A PAVED AREA.

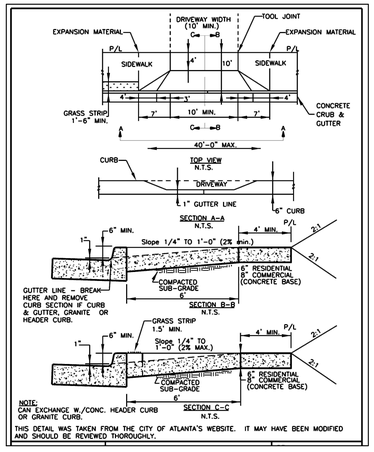
AGGREGATE SIZE
STONE WILL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5 TO 3.5 INCH STONE).

PAD THICKNESS
THE GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES.

PAD WIDTH
AT A MINIMUM, THE WIDTH SHOULD EQUAL FULL WIDTH OF ALL POINTS OF VEHICULAR EGRESS, BUT NOT LESS THAN 20 FEET WIDE.

DIVERSION RIDGE
ON SITES WHERE THE GRADE TOWARD THE PAVED AREA IS GREATER THAN 2%, A DIVERSION RIDGE 6 TO 8 INCHES HIGH WITH 3:1 SIDE SLOPES SHALL BE CONSTRUCTED ACROSS THE FOUNDATION APPROXIMATELY 15 FEET ABOVE THE ROAD.

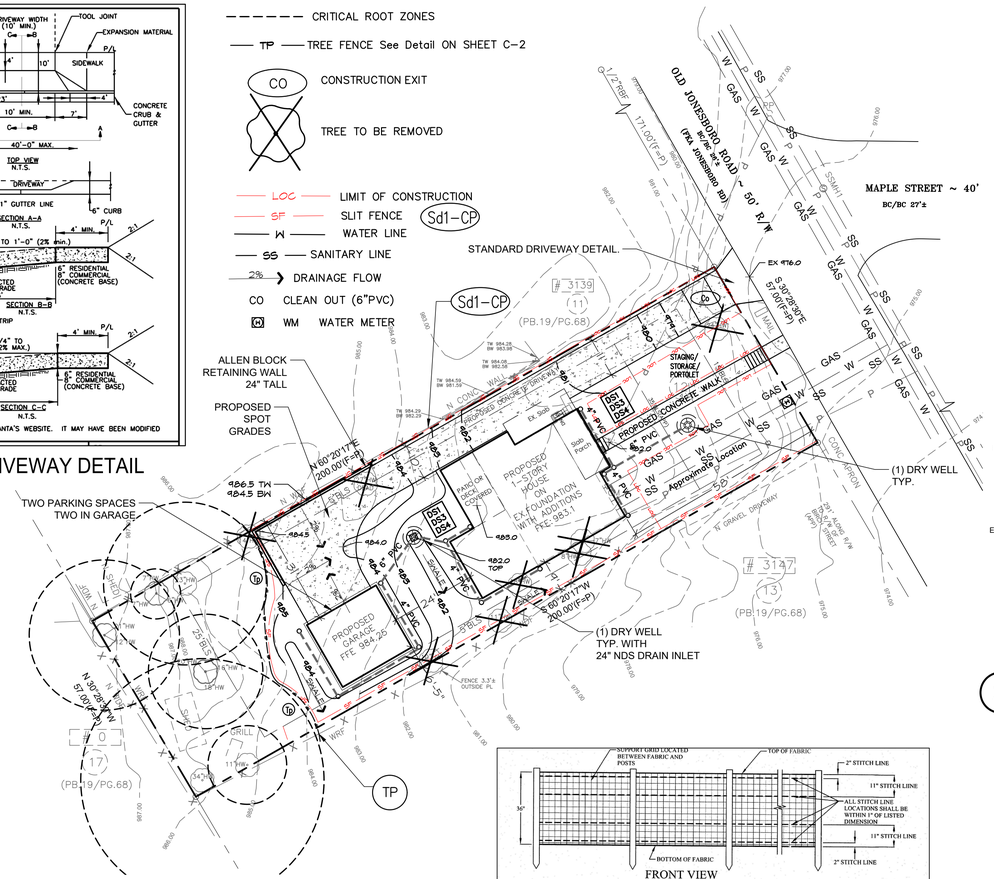
MAINTENANCE
THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

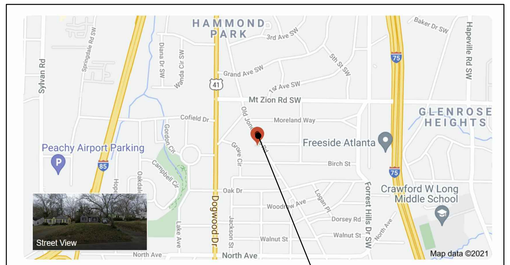


STANDARD DRIVEWAY DETAIL

LEGEND

- CRITICAL ROOT ZONES
- TP — TREE FENCE See Detail ON SHEET C-2
- CO — CONSTRUCTION EXIT
- TREE TO BE REMOVED
- LOC — LIMIT OF CONSTRUCTION
- SF — SLIT FENCE (Sd1-CP)
- W — WATER LINE
- SS — SANITARY LINE
- 2% — DRAINAGE FLOW
- CO — CLEAN OUT (6"PVC)
- WM — WATER METER


OLD JONESBORO ROAD (FKA JONESBORO RD) ~ 50' R/W
MAPLE STREET ~ 40'
BC/BC 27'±
STANDARD DRIVEWAY DETAIL.
Sd1-CP
3139
(11)
(PB.19/PG.68)
EX 976.0
S 89°28'30"E 57.00'(F=P)
STAGING/ STORAGE/ PORTOLET
PROPOSED CONCRETE WALK
4" PVC
DST DRY WELL
PROPOSED 2 STORY HOUSE ON EXISTING FOUNDATION WITH ADDITIONS FFE 983.1
PROPOSED GARAGE FFE 984.25
Slab Porch
Approximate Location
RAMP ON DECK (TYPIC.)
RAMP ON DECK (TYPIC.)
4" PVC
4" PVC
4" PVC



3143 Old Jonesboro Rd
Hapeville, GA 30354

Directions

SITE LOCATION MAP
N.T.S.

SITE

DISTURBED AREA
A.K.A.
LIMITS OF CONSTRUCTION
7,167 SF= 0.16 AC

TOTAL LOT AREA =
11,398.85 S.F./0.262 AC.

24 HR CONTACT / PROPERTY OWNER:
CORTNEY BAILEY
A SHELTER COVE LLC
(410-437-1515)

THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE

7 TREES DESTROYED OR DEAD:
27" OAK/DEAD
14" WATER OAK
10" OAK
11" OAK
18" OAK
8" OAK
7" OAK

TREE SAVED:
IN REAR OF PROPERTY
23" OAK
6" HW
7" HW
21" OAK
12" OAK
16" OAK
18" OAK
34" WATER OAK – IVY IN TREE
11" OAK

Double Trunk? If so, do not show as separate trees

TREE DENSITY:

0.262 ACRES X 100 INCHES = 26.2" REQUIRED

148" TREE SAVED = 148" PROVIDED

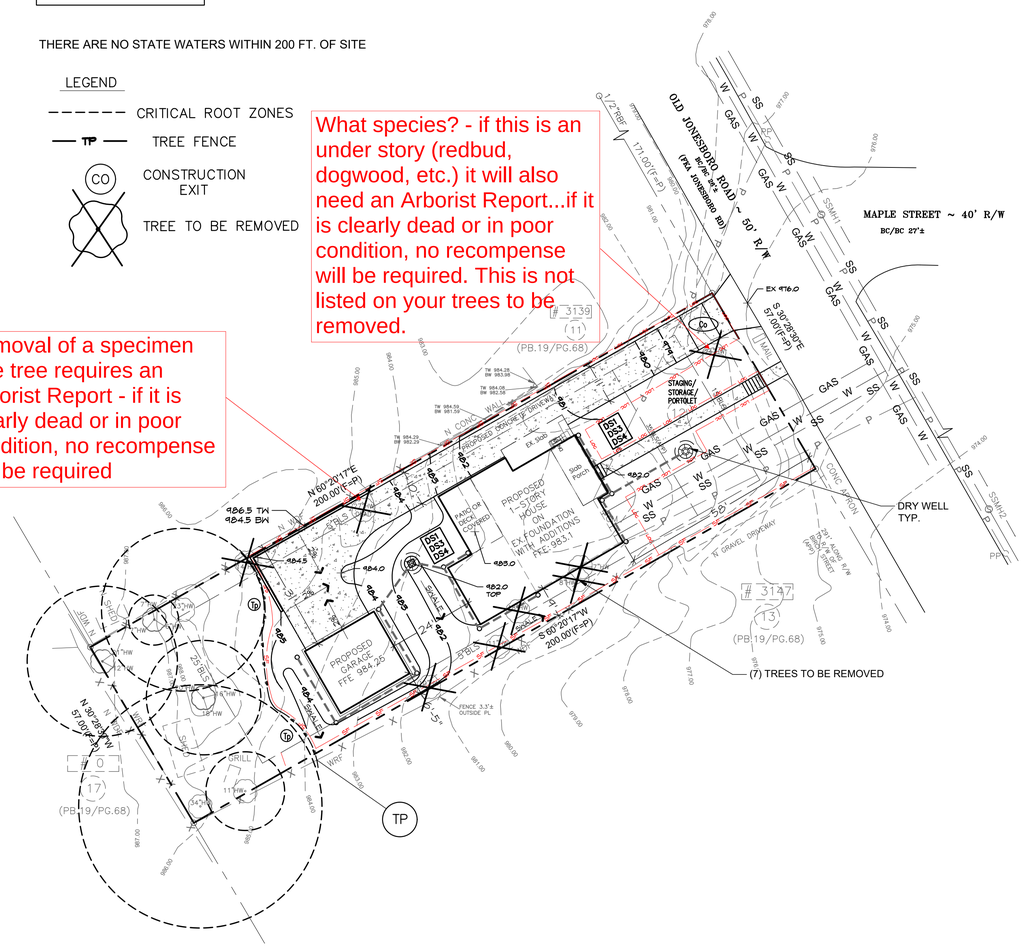
DENSITY IN COMPLIANCE

Removal of a specimen size tree requires an Arborist Report - if it is clearly dead or in poor condition, no recompense will be required

What species? - if this is an under story (redbud, dogwood, etc.) it will also need an Arborist Report...if it is clearly dead or in poor condition, no recompense will be required. This is not listed on your trees to be removed.

LEGEND

- CRITICAL ROOT ZONES
- TP — TREE FENCE
- CO — CONSTRUCTION EXIT
- TREE TO BE REMOVED



0 20 40 60 feet
SCALE: 1" = 20'

NORTH

Note:
1. *THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: SURVEY LAND EXPRESS, INK – DATED 08/31/21 & THE TOPOGRAPHICAL INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: SURVEY LAND EXPRESS, INK – DATED 08/31/21*
2. *ELEVATIONS SHOWN HERE ON ARE AS PER GIS MAPS*

Tree Conservation Plan Notes:

1. The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
2. All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.
3. The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
4. Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
5. All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
6. A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
7. Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

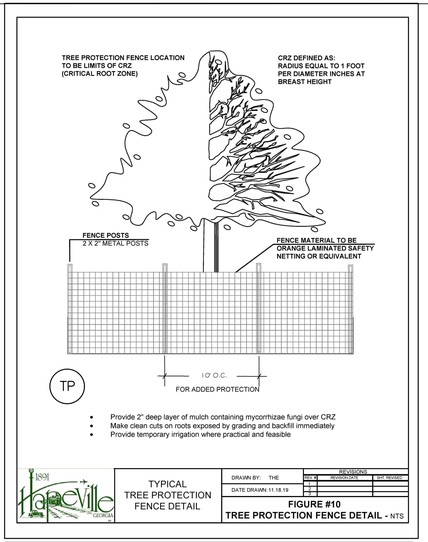
NOTE: TYPE OF IRRIGATION

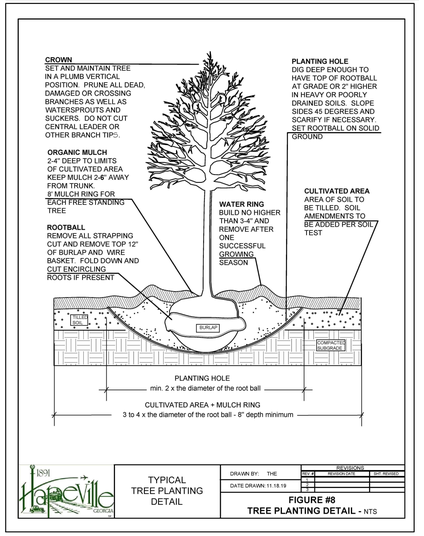
REFERENCE NOTES SCHEDULE

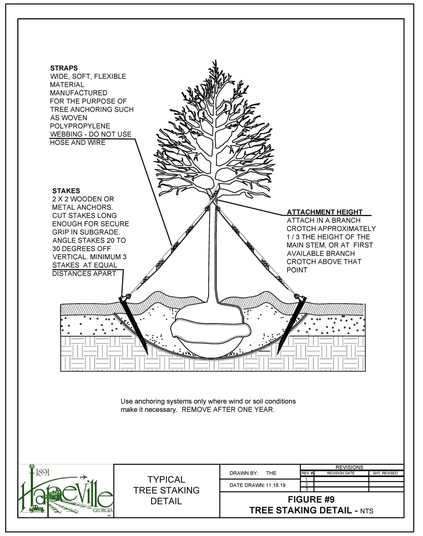
01 GENERAL

SYMBOL	DESCRIPTION
01-01	TYPE OF IRRIGATION TO BE USED INSTALL TREE DIAPER AT EACH TREE www.treediaper.com. Builder will maintain Tree Diapers (i.e. fill with water) weekly until home is sold and owner takes possession

Note:
- Deciduous trees (does not include multi-trunk trees) to have straight, single leader, healthy and good form
- All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, healthy, and good form
- All evergreen trees to be Full to Ground, Healthy, Good Form







LAND
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landscape architecture + land planning

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LANDSCAPE ARCHITECTURE
LAND PLANNING
RECREATION DESIGN

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Suite 550
DECATUR, GA 30030
PHONE: (404) 502-9826
FAX: (404) 377-4881
www.landarchitectstudio.com
joe@landarchitectstudio.com

Landscape and Tree Conservation Plan

FOR

3143 OLD JONESBORO RD

SITE ADDRESS:
3143
OLD JONESBORO RD
HAPEVILLE GA 30345

L.L.94, DISTRICT 14TH
FULTON COUNTY,
GEORGIA

OWNER/DEVELOPER:
A Sheltered Cove, LLC
1007 Mansell Rd, Ste. A -117
Roswell, GA 30076

CONTACT:
Cortney Bailey
410-937-1415

GEORGIA REGISTERED No. 001246 LANDSCAPE ARCHITECT JOSEPH L. HOYLE

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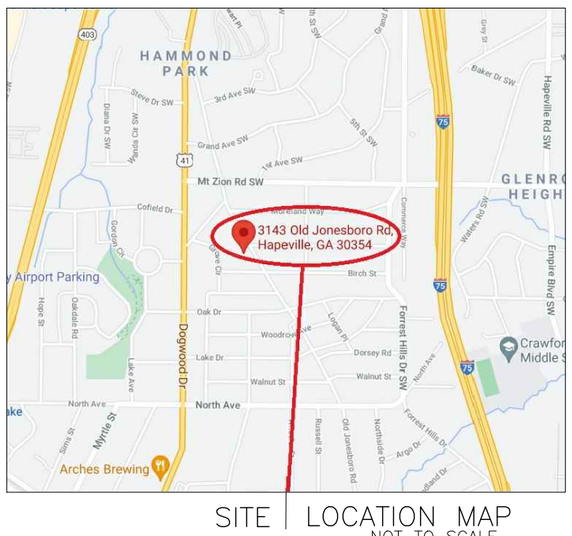
REVISIONS

MARK	DATE	COMMENT

DRAWN BY: JLH
CHECKED BY: JLH
SCALE: 1" = 20'
DATE: 10-11-21
JOB NO. 21-021
SHEET 2 OF 2

C-2

MAGNETIC



SITE | LOCATION MAP
NOT TO SCALE

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID _____13121C0367F_____ EFFECTIVE DATE: __09/18/2013__ ZONE: __X__.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOWN THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

SSMH1
TOP=975.75
INV IN=967.95
INV OUT=967.85

SSMH2
TOP=971.16
INV IN=964.76
INV OUT=964.66

ZONING NOTE:

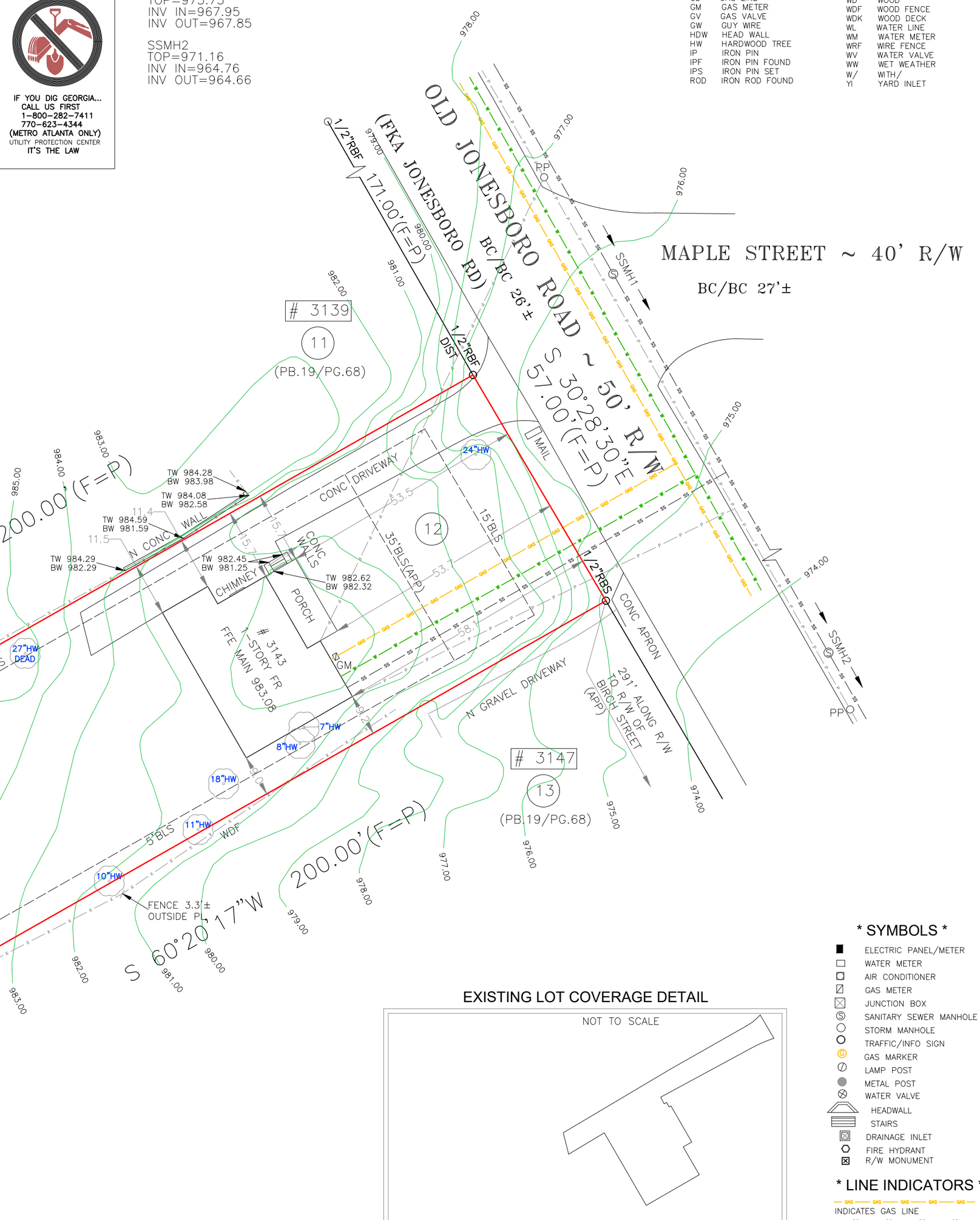
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT,PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-1
CITY OF HAPEVILLE
BUILDING SETBACK
FRONT: 15.0'
35.0' AS PER PLAT
SIDE: 5.0'
REAR: 25.0'
MAX. LOT COVERAGE 40%
MAX. BUILDING HEIGHT 35'

ELEVATIONS SHOWN HEREON ARE AS PER GIS MAPS

* L E G E N D *

APP	AS PER PLAT	IV	IRRIGATION VALVE
APD	AS PER DEED	IVM	IRRIGATION METER
APF	AS PER FIELD	JB	JUNCTION BOX
AI	ANGLE IRON FOUND	LLL	LAND LOT LINE
APZ	AS PER ZONING	MAG	MAGNETIC READING IP
BB	BOTTOM BANK	MGN	MAGNOLIA TREE
BC	BACK OF CURB	MH	MAN HOLE
BLK	BLOCK	MTF	METAL FENCE
BLS	BUILDING SETBACK LINE	N	N'BORS
BRK	BRICK	OH	OVERHANG
BSMT	BASEMENT	OTP	OPEN TOP PIPE FOUND
CBX	CABLE BOX	P.	PORCH
CBL	CABLE LINE	(P)	PLAT
C.	CONCRETE	PC	PROPERTY CORNER
CB	CATCH BASIN	PL	PROPERTY LINE
CL	CENTER LINE	PN	PINE TREE
CLF	CHAIN LINK FENCE	POB	POINT OF BEGINNING
CMP	CORRUGATED META PIPE	POC	POINT OF COMMENCING
C.O.A	CITY OF ATLANTA	PP	POWER POLE
CO	SAN SEWER CLEAN OUT	PW	POWER LINE
CM	CADASTRAL MAP	R	RECORD
CRWL	CRAWL SPACE	PVC	POLYVINYL CHLORIDE PIPE
CP	CALCULATED POINT	RBF	REINFORCING BAR FOUND
CPT	CARPORT	RBS	REINFORCING BAR SET
(D)	DEED	RCP	REINFORCED CONC. PIPE
DE	DRAINAGE EASEMENT	R/W	RIGHT-OF-WAY
DI	DRAINAGE INLET	SN	SIGN
EB	ELECTRIC POWER BOX	SSL	SANITARY SEWER LINE
EM	ELECTRIC METER	SSE	SANITARY SEWER EASEMENT
EP	EDGE OF PAVEMENT	SP	SCREENED PORCH
F	FIELD	SW	SIDEWALK
FC	FENCE CORNER	TB	TOP OF BANK
FH	FIRE HYDRANT	UE	UTILITY EASEMENT
FR	FRAME	WD	WOOD
GL	GAS LINE	WDF	WOOD FENCE
GM	GAS METER	WDK	WOOD DECK
GV	GAS VALVE	WL	WATER LINE
GW	GUY WIRE	WM	WATER METER
HDW	HEAD WALL	WRF	WIRE FENCE
HW	HARDWOOD TREE	WV	WATER VALVE
IP	IRON PIN	WW	WET WEATHER
IPF	IRON PIN FOUND	W/	WITH/
IPS	IRON PIN SET	YI	YARD INLET
ROD	IRON ROD FOUND		



* SYMBOLS *

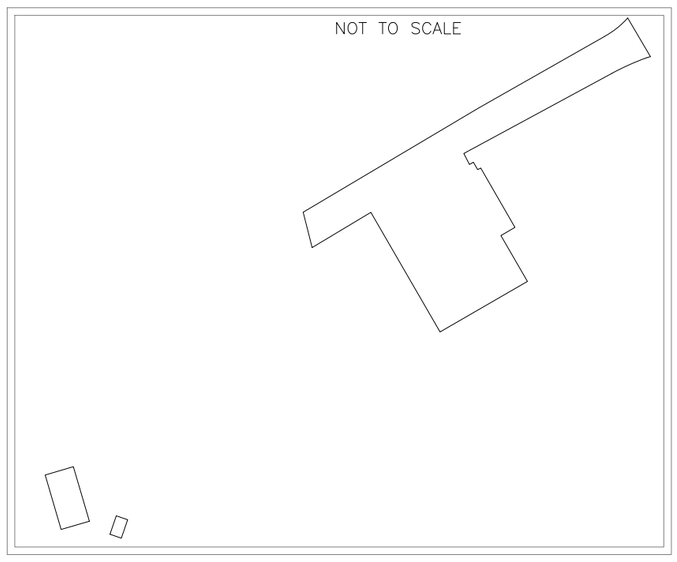
- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- METAL POST
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT
- R/W MONUMENT

* LINE INDICATORS *

- INDICATES GAS LINE
- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- BURIED POWER/CABLE LINE

EXISTING LOT COVERAGE DETAIL

NOT TO SCALE



TOTAL LAND AREA
11398.85 SF / 0.262 AC

ALLOWABLE LOT COVERAGE
4559.54 SF / 0.105 AC / 40%

EXISTING LOT COVERAGE
2128.41 SF / 0.049 AC / 18.7%

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

0 20
SCALE 1" = 20'

LOT 12	BLOCK L	
Mrs. EMMA A. MOORE PROPERTY SUBDIVISION		UNIT
LAND LOT 94	14TH DISTRICT	SECTION
FULTON COUNTY, GEORGIA	DB.16228/PG.127	PB.19/PG.68
FIELD WORK DATE AUG 13, 2021	PRINTED/SIGNED AUG 31, 2021	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"	

EXISTING CONDITIONS SURVEY PREPARED FOR: *SHEET 1 OF 1*

A SHELTERED COVE, LLC

PROPERTY ADDRESS:
3143 OLD JONESBORO ROAD
HAPEVILLE, GA 30354

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

LK
COORD #20211774
DWG #20211774

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

21-PC-1147

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Linda Thrashes

Mailing Address: 931 Monroe Drive NE Ste 102 #495

Telephone 4045941851 Mobile # [redacted] Email Linda@graceandlloyd.com

Property Owner (s) Ryan Gabrielson

Mailing Address 3033 Oakdale rd Hapeville, GA 30354

Telephone [redacted] Mobile # [redacted]

Address/Location of Property: 3033 Oakdale

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14·0099·LL·003·8

Present Zoning Classification: R-1 Size of Tract: ~~.45~~ .45 acre(s)

Present Land Use: Single family Residence

Please check the following as it applies to this application

X Site Plan Review
____ Conditional Use Permit
____ Temporary Use Permit Other (Please State) _____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Applicant's signature

Date: 10/09/2021

Sworn to and subscribed before me

This 9 **day of** October, 20 21.

Notary Public

ETHAN SAMUEL GRAY
NOTARY PUBLIC
COWETA COUNTY, GEORGIA
MY COMMISSION EXPIRES SEPTEMBER 05, 2023

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

We are adding 673 SF to the existing home. We are keeping the integrity of the brick and adding hardee plank on the new addition. We are painting both brick & hardee plank the same trim colour will be an accent. this is a typical gut renovation.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

3033 Oakdale rd Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Linda Thrasher

Address of Applicant 931 Monroe Drive NE Ste 102 #495 Atlanta GA 30308

Telephone of Applicant (O) 404-594-1851 [redacted]

Signature of Owner

Ryan Gabrielson
Print Name of Owner

Personally Appeared Before Me this 5th day of October, 2021.

Notary Public

ASHLEY S WOODIE
Notary Public
State of Washington
Commission # 166005
My Comm. Expires Apr 16, 2025

5

RESIDENTIAL ADD.

Site Plan Checklist – <u>Please include with your application.</u>

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **<u>must</u>** contain the following information:

(Please ***<u>initial</u>*** each item on the list above certifying the all required information has been included on the site plan)

A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

Existing Residential single family 673 Addition vertical

Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

N/A

The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

Existing and proposed grades at an interval of five (5) feet or less.

The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

adding mulch & trimming bushes

A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18. N/A

The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement. N/A

The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement. N/A

The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

site plan single family residence

Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.

Location and size of all signs. Detached single-family residential development may be exempt from this requirement.

Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show <u>all</u> sides of a proposed building.

Site area (square feet and acres).

N/A Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

N/A Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.

Total floor area ratio and/or residential density distribution.

Number of parking spaces and area of paved surface for parking and circulation Single Family

N/A Single Family At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please ***<u>initial</u>*** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____

Date 10/09/2025

INTERIOR RENOVATION, AND PARTIAL 2ND STORY ADDITION OF

RESIDENCE

AT

3033 OAKDALE ROAD HAPEVILLE, GA 30354

CODES AND BUILDING INFORMATION

International Building Code, 2018 Edition, with Georgia Amendments (2020)
International Residential Code, 2018 Edition, with Georgia Amendments (2020)
International Fire Code, 2018 Edition (No Georgia Amendments)
International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
National Electrical Code, 2020 Edition (No Georgia Amendments)
International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)

CONSTRUCTION TYPE	**TYPE VB**
OCCUPANCY TYPE	**SINGLE FAMILY RESIDENTIAL**
SQUARE FOOTAGE	
MAIN LEVEL AREA	**1,248 SF**
2nd LEVEL AREA	**673 SF**
TOTAL AREA	**1,921 SF**
PARKING	**OFF STREET**

CONTACT AND PROPERTY INFORMATION

OWNER: RYAN GABRIELSON
CONTACT: 253-740-6787

PROJECT DESCRIPTION

INTERIOR RENOVATION, AND PARTIAL 2ND STORY ADDITION. WORK INCLUDES ASSOCIATED FRAMING, ELECTRICAL, PLUMBING, AND MECHANICAL, NEW REAR WOOD DECK AND STEPS, NEW FRONT PORCH RAIL

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PER CODE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. COORDINATE ALL DEMOLITION WITH NEW WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE FIELD CONDITION SHALL BE RESOLVED IN THE FIELD.

2. ALL FOOTINGS SHALL BE ON FIRM UNDISTURBED SOIL OF NO LESS THAN 3000 PSF AND BE BELOW FROST DEPTH. THE EXACT SIZE AND REINFORCEMENT OF CONCRETE FOOTINGS MUST BE DETERMINED BY LOCAL SOILS CONDITIONS. VERIFY DESIGN WITH LOCAL ENGINEER.

3. CONTRACTOR SHALL PROVIDE, AT MINIMUM, BUILDING GRADE MATERIALS. ALL MATERIALS SHALL BE NEW AND FREE OF DEFECT. ALL MATERIALS SHALL COMPLY WITH BUILDING CODES.

4. NEW KITCHEN HOODS - MAKE UP AIR IS REQUIRED IF HOOD IS CAPABLE OF EXHAUSTING MORE THAT 400 CFMS PER M1503.6 (INTERNATIONAL RESIDENTIAL CODE (IRC).

5. ADDITIONS AND ALTERATIONS MUST COMPLY WITH CURRENT CODES REQUIREMENTS FOR LOCATION OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS PER IRC 314.3 THROUGHOUT ENTIRE HOUSE. THESE ALARMS SHALL BE HARD WIRED.

ABBREVIATIONS LEGEND

ABV	**ABOVE**	**TYP**	**TYPICAL**
AFF	**ABOVE FINISH FLOOR**	**T&G**	**TONGUE AND GROOVE**
BFF	**BELOW FINISH FLOOR**	**UNO**	**UNLESS NOTED OTHERWISE**
BO	**BOTTOM OF**		
CONT	**CONTINUOUS**		
D.S.	**DOWNSPOUT**		
EMERG	**EMERGENCY**		
EXT	**EXTERIOR**		
FFE	**FINISH FLOOR ELEVATION**		
FOW	**FACE OF WALL**		
FV	**FIELD VERIFY**		
H.H.	**HEAD HEIGHT**		
MAX	**MAXIMUM**		
MIN	**MINIMUM**		
OC	**ON CENTER**		
OH	**OPPOSITE HAND**		
PSI	**POUNDS PER SQUARE INCH**		
PT	**PRESSURE TREATED**		
SIM	**SIMILAR**		
TO	**TOP OF**		

DRAWING LIST

GENERAL	
A0.0	TITLE SHEET AND PROJECT INFORMATION
ARCHITECTURAL	
A0.1	RESIDENTIAL SITE PLAN
A0.2	EXISTING FLOOR PLAN AND DEMOLITION FLOOR AND ROOF PLANS
A0.3	FOUNDATION AND FRAMING PLANS
A0.4	FLOOR FRAMING, CEILING FRAMING, AND ROOF FRAMING PLANS
A1.0	NEW WORK FLOOR PLANS
A1.1	ROOF PLAN
A1.2	ELECTRICAL PLAN
A2.0	PROPOSED EXTERIOR ELEVATIONS
A3.0	WALL SECTIONS
A3.1	BUILDING SECTION AND DETAILS
A3.2	DECK DETAILS

REVISIONS

NO.:	DESCRIPTION:	DATE:

INTERIOR RENOVATION, AND PARTIAL 2ND STORY ADDITION

3033 OAKDALE ROAD, HAPEVILLE, GA 30354

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DRAWN: RCR
SCALE:
PRINT DATE: 8/13/2021 5:01:54 PM
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ISSUED FOR CONSTRUCTION

TITLE SHEET AND PROJECT INFORMATION

A0.0

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PER CODE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. COORDINATE ALL DEMOLITION WITH NEW WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE FIELD CONDITION SHALL BE RESOLVED IN THE FIELD.

SHEET NOTES

1. CONTACT THE UTILITIES PROTECTION CENTER NOT LESS THAN THREE WORKING DAY BEFORE ANY DIGGING COMMENCES. THE UTILITIES PROTECTION CENTER CAN BE CONTACTED AT 1-800-282-7411 MONDAY THROUGH FRIDAY 7 AM TO 7 PM.

2. SOUTH RIVER TRIBUTARY 10.1 WITHIN 200' OF SITE

3. FLOOD PLAIN: 13121CO366F FEMA MAP EFFECTIVE DATE 09/18/2013

4. NO TREES WILL BE REMOVED

SITE ANALYSIS

JURISDICTION: CITY OF HAPEVILLE

ZONING: R-1

LOT SIZE: 19,400 S.F. (0.445 ACRES)

BUILDING COVERAGE CALCULATION:	
EX. BUILDING COVERAGE	1,248 SF
PROPOSED ADDITION BUILDING COVERAGE	0 SF
TOTAL BUILDING COVERAGE	1,248 SF

LOT COVERAGE (IMPERVIOUS AREA) CALCULATION:	
RESIDENCE (IMPERVIOUS AREA):	1,248 SF
EX. DRIVE (IMPERVIOUS AREA):	975 SF
EX. FRONT CONCRETE STEPS (IMPERVIOUS AREA):	24 SF
EX. FRONT CONCRETE PORCH (IMPERVIOUS AREA):	70 SF
EX. SIDE CONCRETE STEPS (IMPERVIOUS AREA):	30 SF
EX. REAR STORAGE (IMPERVIOUS AREA):	63 SF
PROPOSED REAR WOOD DECK (IMPERVIOUS AREA):	164 SF
PROPOSED WOOD STEPS (IMPERVIOUS AREA):	13 SF
PROPOSED REAR CONCRETE PADS (IMPERVIOUS AREA):	13 SF
TOTAL LOT COVERAGE (IMPERVIOUS AREA):	2,600 SF

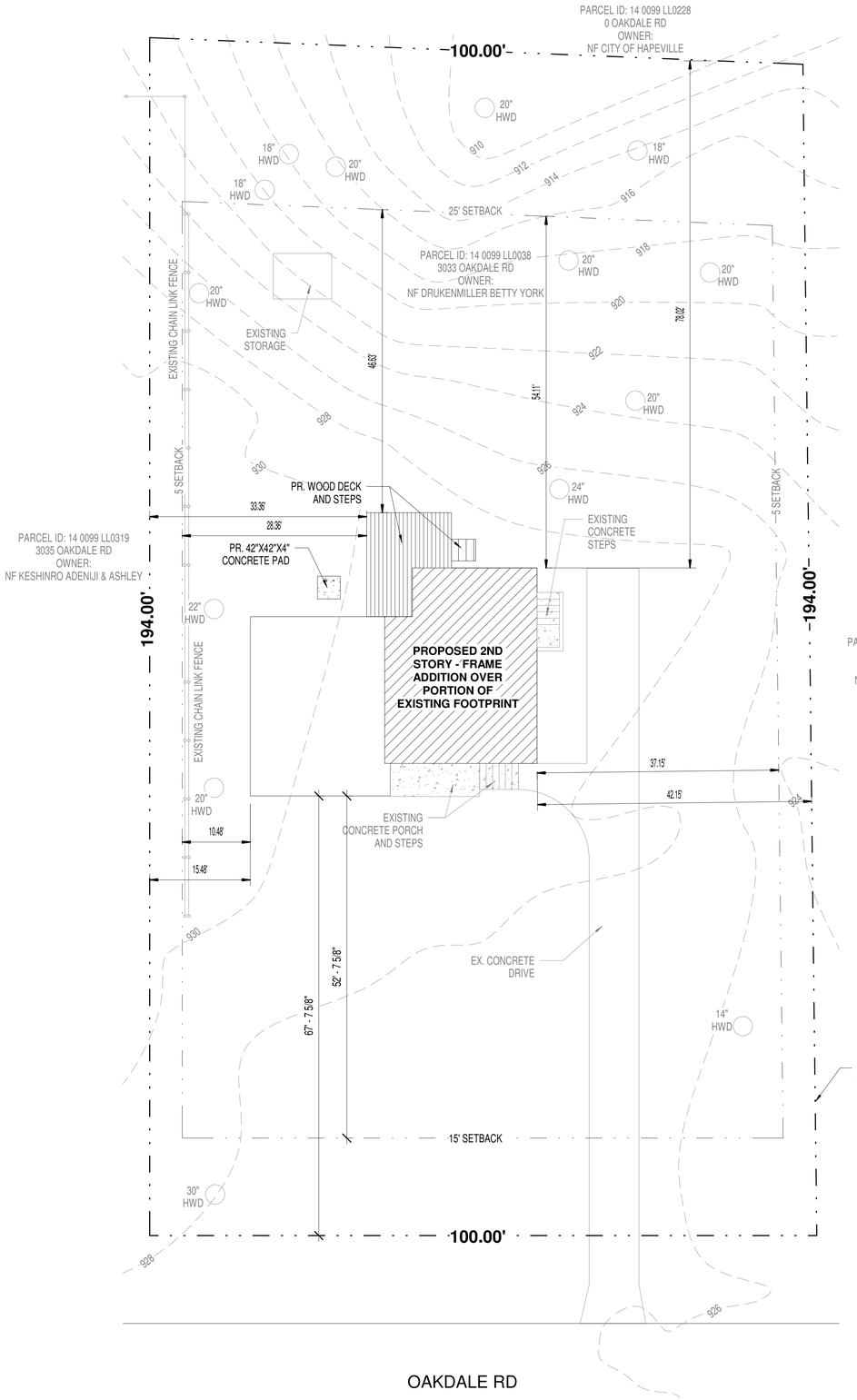
TOTAL LOT COVERAGE (%):
TOTAL LOT COVERAGE / LOT SIZE (100)
2,600 S.F. / 19,400 SF = .134 (100): 13.4%

FAR CALCULATIONS

RESIDENCE 1ST LEVEL AREA :	1,248 S.F.*
RESIDENCE 2ND LEVEL AREA:	673 S.F.
TOTAL AREA:	1,921 S.F.*

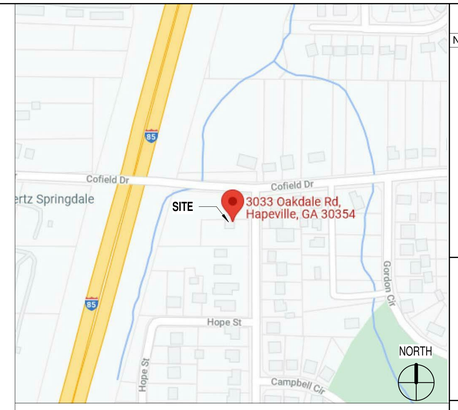
FAR (%): TOTAL FLOOR AREA / LOT SIZE (100)
1,921 S.F. / 19,400 SF = .099 (100): 9.9%

*FLOOR AREA SHOWN HAS BEEN DETERMINED BY CALCULATING THE AREA OF THE HEATED SPACES OF THE FLOOR PLAN EXCLUDING ATTIC SPACE AND ACCESSORY STRUCTURES.



PARCEL ID: 14 0099 LL0228
0 OAKDALE RD
OWNER:
NF CITY OF HAPEVILLE

1 RESIDENTIAL SITE PLAN
1" = 10'-0"



VICINITY MAP

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NO.:	DESCRIPTION:	DATE:

INTERIOR RENOVATION, AND PARTIAL 2ND STORY ADDITION

3033 OAKDALE ROAD, HAPEVILLE, GA 30354

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DRAWN:	RCR
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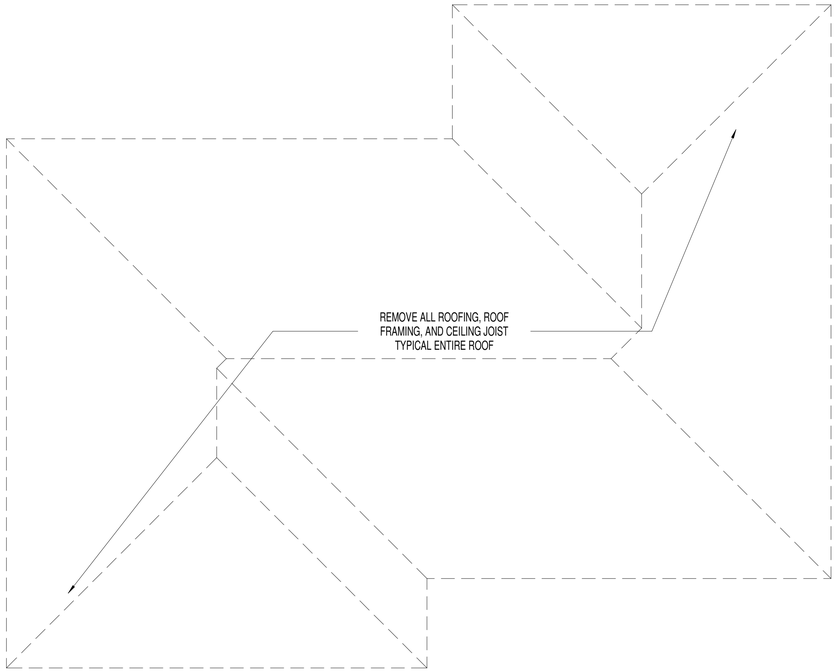
RESIDENTIAL SITE PLAN

A0.1

GEORGIA811 www.Georgia811.com
Know what's below. Call before you dig.



3 DEMOLITION ROOF PLAN
1/4" = 1'-0"

SHEET NOTES

1. BRACE ALL LOAD BEARING WALLS PRIOR TO DEMOLITION.

2. REPAIR DAMAGED SUBFLOORING AND FLOOR FRAMING AS NECESSARY TO LEVEL EXISTING FINISH FLOOR.

3. REMOVE INTERIOR FINISHES, TRIM, FIXTURES, ELECTRICAL, MECHANICAL, AND PLUMBING AS NECESSARY TO COMPLETE NEW WORK

4. IF CONDITIONS UNCOVERED DURING DEMOLTION ARE DIFFERENT THAN SHOWN OR REQUIRE MODIFICATION TO THE WORK AS SHOWN, NOTIFY OWNER PRIOR TO PROCEDING.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PER CODE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. COORDINATE ALL DEMOLITION WITH NEW WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE FIELD CONDITION SHALL BE RESOLVED IN THE FIELD.

DEMOLITION KEYNOTES

D1 - REMOVE EXISTING WINDOW AND/OR DOOR AND ASSOCIATED HARDWARE

D2 - REMOVE EXISTING WALL

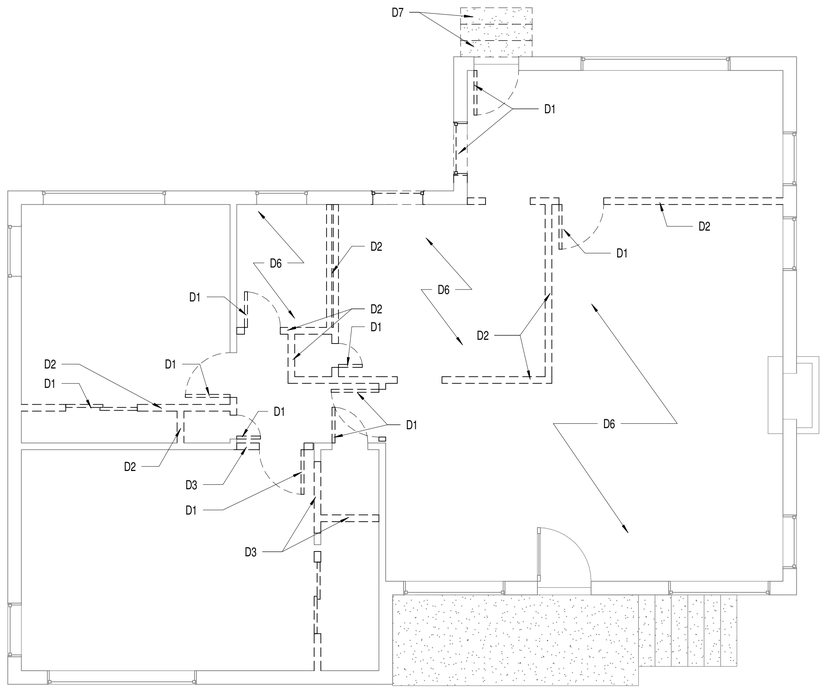
D3 - REMOVE PORTION OF EXISTING WALL. COORDINATE OPENING WITH NEW WORK.

D4 - NOT USED

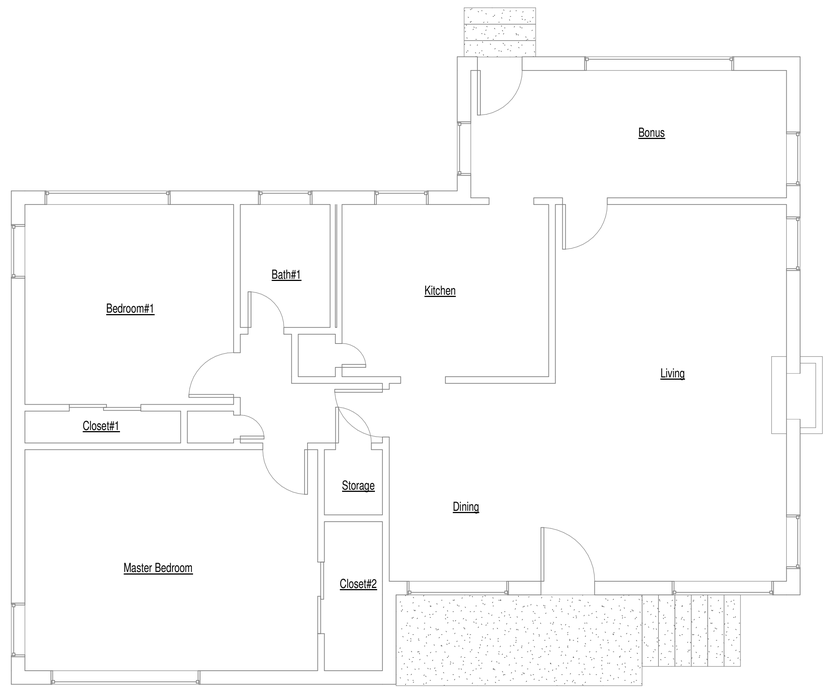
D5 - NOT USED

D6 - REMOVE EXISTING SUBFLOORING AS NECESSARY TO PROVIDE NEW FLOOR FRAMING.

D7 - REMOVE EXISTING STEPS



2 DEMOLITION PLAN - MAIN
1/4" = 1'-0"



1 EXISTING FLOOR PLAN
1/4" = 1'-0"

REVISIONS

NO.:	DESCRIPTION:	DATE:

INTERIOR RENOVATION, AND PARTIAL 2ND STORY ADDITION

3033 OAKDALE ROAD, HAPEVILLE, GA 30354

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EXISTING FLOOR PLAN AND DEMOLITION FLOOR AND ROOF PLANS

A0.2

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PER CODE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. COORDINATE ALL DEMOLITION WITH NEW WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE FIELD CONDITION SHALL BE RESOLVED IN THE FIELD.

SHEET NOTES

1. OFFSET FRAMING FOR PLUMBING MAINTAINING JOIST SPACING AT 16" O.C. MAXIMUM.

2. UNITS FOR ALL WOOD FRAMING MEMBERS ARE IN INCHES UNLESS NOTED OTHERWISE.

3. AT NEW FLOOR FRAMING, JOIST SHALL BE ATTACHED TO RIM WITH JOIST HANGER

4. ALL FRAMING MEMBERS SHALL BE #2, SOUTHERN PINE, UNLESS NOTED OTHERWISE.

LEGEND
DJ-1: 2X10 PT AT 16" OC

#2 SOUTHERN YELLOW PINE SCHEDULE				
FLOOR JOIST		12" O.C.	16" O.C.	24" O.C.
40 PSF LIVE LOAD 10 PSF DEAD LOAD (ALL ROOMS EXCEPT SLEEPING)	2x8 2x10 2x12	13'-6" 16'-2" 19'-1"	11'-10" 14'-0" 16'-6"	9'-8" 11'-5" 13'-6"
30 PSF LIVE LOAD 10 PSF DEAD LOAD (SLEEPING AREAS)	2x8 2x10 2x12	14'-11" 18'-1" 21'-4"	13'-3" 15'-8" 18'-6"	10'-10" 12'-10" 15'-1"
CEILING JOIST				
20 PSF LIVE LOAD 10 PSF DEAD LOAD (DRYWALL CEILING @ L/240)	2x6 2x8 2x10	13'-11" 17'-7" 20'-11"	12'-0" 15'-3" 18'-1"	9'-10" 12'-6" 14'-9"
RAFTER (TO BE USED IF STICK BUILT)				
20 PSF LIVE LOAD 10 PSF DEAD LOAD	2x6 2x8 2x10	14'-9" 19'-6" 23'-5"	13'-5" 17'-1" 20'-3"	11'-0" 13'-11" 16'-6"

NOTE: USE THIS SCHEDULE WHEN JOIST AND RAFTER SIZE NOT INDICATED ON PLANS OR LEGEND.

KEYNOTES
F010 - EXISTING ACCESS PANEL

F020 - NOT USED

F030 - EXISTING 16X16 CMU PIER

F040 - NOT USED

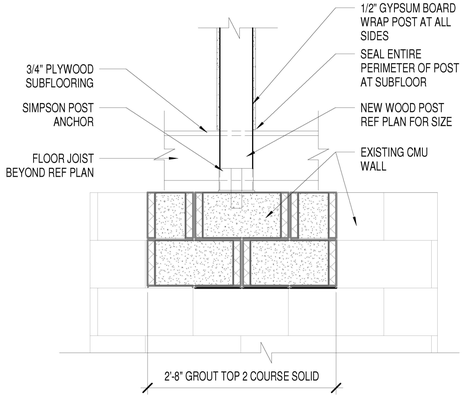
F100 - 6 MIL VAPOR BARRIER

F101 - NOT USED

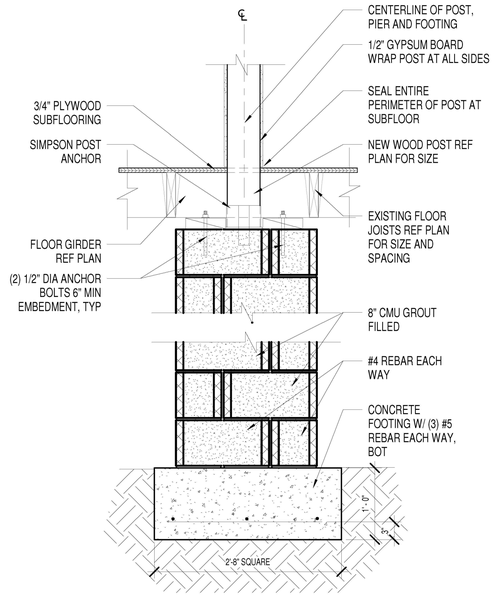
F102 - NOT USED

F103 - NOT USED

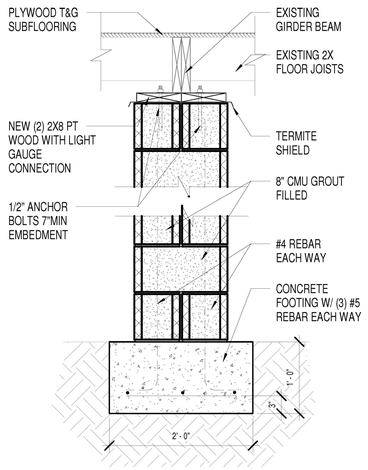
F104 - ALIGN CENTERLINE OF PIER WITH CENTERLINE OF POST ABOVE



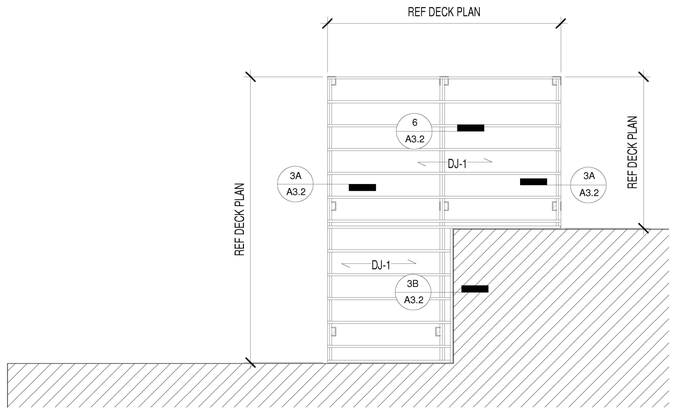
5 EXISTING WALL WITH COLUMN
1" = 1'-0"



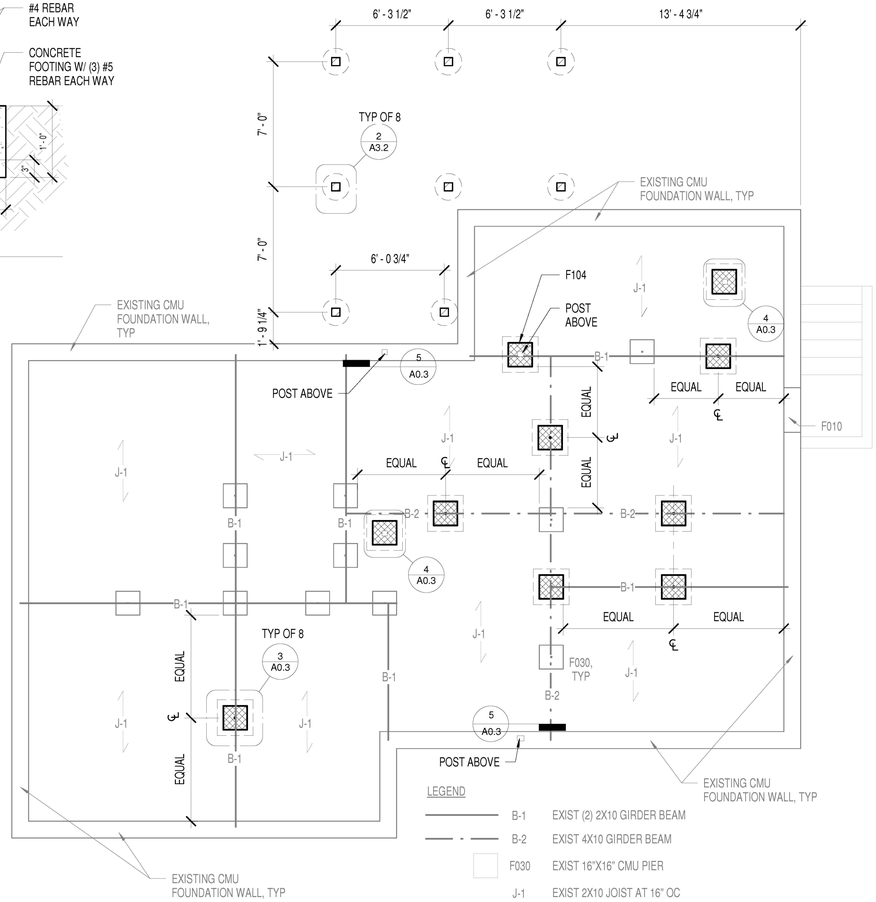
4 PIER WITH COLUMN
1" = 1'-0"



3 PIER FOUNDATION
1" = 1'-0"



2 DECK FRAMING PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

REVISIONS

NO.:	DESCRIPTION:	DATE:

GEORGIA REGISTERED NO. 5972 PROFESSIONAL ENGINEER STEPHEN W. HARRINGTON, JR.

INTERIOR RENOVATION, AND PARTIAL 2ND STORY ADDITION

3033 OAKDALE ROAD, HAPEVILLE, GA 30354

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SCALE:	As indicated
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ISSUED FOR CONSTRUCTION

FOUNDATION AND FRAMING PLANS

A0.3

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PER CODE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. COORDINATE ALL DEMOLITION WITH NEW WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE FIELD CONDITION SHALL BE RESOLVED IN THE FIELD.

#2 SOUTHERN YELLOW PINE SCHEDULE				
FLOOR JOIST		12" O.C.	16" O.C.	24" O.C.
40 PSF LIVE LOAD 10 PSF DEAD LOAD (ALL ROOMS EXCEPT SLEEPING)	2x8 2x10 2x12	13'-6" 16'-2" 19'-1"	11'-10" 14'-0" 16'-6"	9'-8" 11'-5" 13'-6"
30 PSF LIVE LOAD 10 PSF DEAD LOAD (SLEEPING AREAS)	2x8 2x10	14'-11" 18'-1"	13'-3" 15'-8"	10'-10" 12'-10"
CEILING JOIST				
20 PSF LIVE LOAD 10 PSF DEAD LOAD (DRYWALL CEILING @ L/240)	2x6 2x8 2x10	13'-11" 17'-7" 20'-11"	12'-0" 15'-3" 18'-1"	9'-10" 12'-6" 14'-9"
RAFTER (TO BE USED IF STICK BUILT)				
20 PSF LIVE LOAD 10 PSF DEAD LOAD	2x6 2x8 2x10	14'-9" 19'-6" 23'-5"	13'-5" 17'-1" 20'-3"	11'-0" 13'-11" 16'-6"

NOTE: USE THIS SCHEDULE WHEN JOIST AND RAFTER SIZE NOT INDICATED ON PLANS OR LEGEND.

SHEET NOTES

1. UNITS FOR ALL WOOD FRAMING MEMBERS ARE IN INCHES UNLESS NOTED OTHERWISE.

2. ALL FRAMING MEMBERS SHALL BE #2, SOUTHERN PINE, UNLESS NOTED OTHERWISE.

3. ROOF MEMBERS ARE MINIMUM #2 SOUTHERN YELLOW PINE SCHEDULE. CONTRACTOR MAY INCREASE SIZES PER SCHEDULE.

4. PROVIDE (2) 2X10 #2 SOUTHERN YELLOW PINE HEADERS OVER ALL OPENINGS UNLESS NOTED OTHERWISE.

5. OFFSET FRAMING FOR PLUMBING MAINTAINING JOIST SPACING AT 16" O.C. MAXIMUM.

6. ALL LVL'S SHALL BE GA. PACIFIC 2.0E, Fb=2900 psi OR EQUAL, UNLESS NOTED OTHERWISE.

7. EXISTING CEILING FRAMING SHALL REMAIN. MODIFY ENDS OF EXISTING CEILING JOIST THAT ARE INSTALLED PERPENDICULAR TO NEW 2ND LEVEL RIM AND ATTACH WITH JOIST HANGERS. OPTION: PROVIDE NEW CEILING JOIST PER FRAMING MEMBERS INDICATED ON PLAN. REF PLAN AND LEGEND FOR SIZES.

KEYNOTES

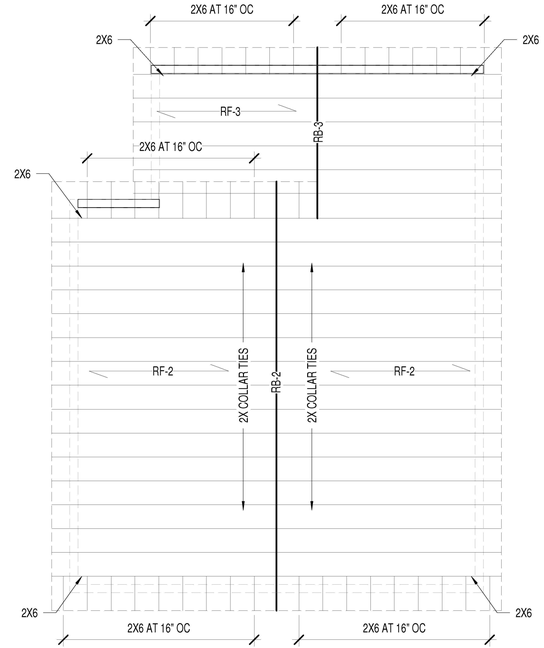
FR100 - NOT USED

LEGEND

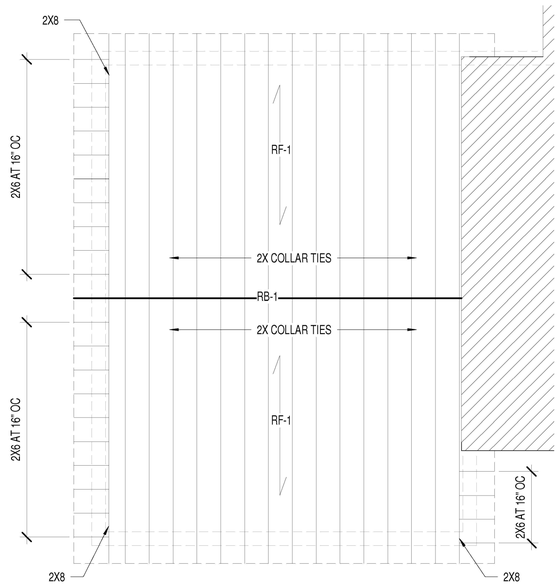
2B-1: (3) 1.75"X18" GA. PACIFIC 2.0E, LVL
2B-2: (2) 1.75"X11.25" GA. PACIFIC 1.8E, LVL
2B-3: (2)1.75"X9.25" LVL
2J-1: 2X10 JOIST AT 16" OC
2J-2: NOT USED
2J-3: 2X10 JOIST AT 12" OC
CJ-1: 2X8 JOIST AT 16" OC
CJ-2: 2X6 JOIST AT 16" OC
2CJ-1: 2X8 JOIST AT 16" OC
RB-1: 2X12
RB-2: 2X12
RB-3: 2X12

LEGEND

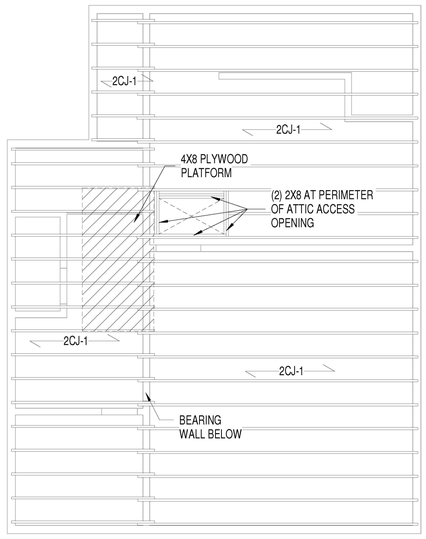
RF-1: 2X8 RAFTERS AT 16" OC
RF-2: 2X6 RAFTERS AT 16" OC
RF-3: 2X6 RAFTERS AT 16" OC



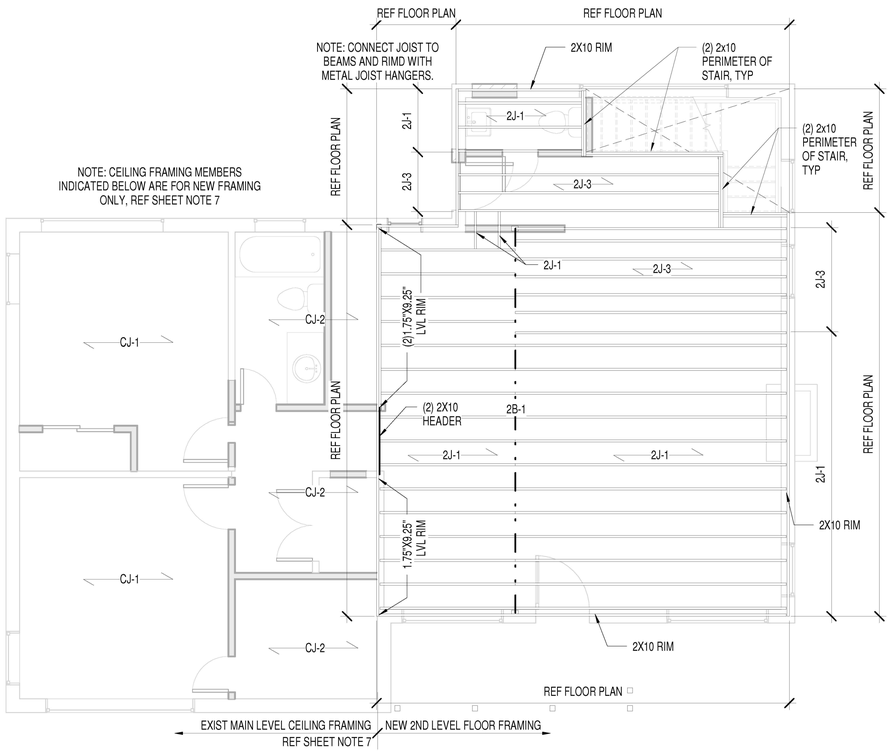
4 ROOF FRAMING PLAN - LEVEL 2
1/4" = 1'-0"



3 ROOF FRAMING PLAN - MAIN
1/4" = 1'-0"



2 CEILING FRAMING PLAN
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - LEVEL 2
1/4" = 1'-0"

REVISIONS

NO.:	DESCRIPTION:	DATE:

GEORGIA REGISTERED NO. 9813 PROFESSIONAL ENGINEER BRIAN W. HARRINGTON

INTERIOR RENOVATION, AND PARTIAL 2ND STORY ADDITION

3033 OAKDALE ROAD, HAPEVILLE, GA 30354

CHECKED:	BWH
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FLOOR FRAMING, CEILING FRAMING, AND ROOF FRAMING PLANS

A0.4

SHEET NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. DIMENSIONS ARE FROM FACE OF WALL TO FACE OF WALL (AT EXISTING) AND FACE OF STUD TO STUD AT NEW WORK

2. INSTALL NEW DOORS 4" FROM WALL ON HINGE SIDE UNLESS NOTED OTHERWISE.

3. NEW INTERIOR WALL FRAMING SHALL BE 2X4 WOOD STUDS AT 16" O.C. UNO. PROVIDE 1/2" GYPSUM BOARD ON ALL WALLS UNO.

4. DOOR AND WINDOW SIZES ARE INDICATED AS A 4-DIGIT NUMBER, IN FEET AND INCHES. THE FIRST TWO DIGITS INDICATE THE WIDTH, THE LAST TO DIGITS INDICATE THE HEIGHT. PROVIDE ALL DOORS WHERE INDICATED.

5. BEDROOM WINDOWS SHALL MEET EGRESS REQUIREMENTS.

6. PROVIDE 1/2" WATER RESISTANT GYPSUM BOARD IN BATHROOMS AT WALLS AND CEILINGS. PROVIDE BACKER BOARD FOR ALL CERAMIC/PORCELAIN TILE APPLICATIONS. PROVIDE HEATED FLOORS AT BATHROOMS.

7. REPLACE ALL DAMAGED WALL AND FLOOR FRAMING WITH NEW AS NEEDED.

8. PATCH AND REPAIR ALL DAMAGED FINISH SURFACES AS NEEDED FOR NEW WORK.

EXISTING WINDOW LEGEND (WXH)

W1 - 68"X62"
W2 - 100"X36"
W3 - 35"X37"
W4 - 84"X37"
W5 - 35"X38"
W6 - 100"X62"
W7 - 35"X62"

SHEET NOTES

9. BRACE LOAD BEARING WALLS PRIOR TO DEMOLITION.

10. PROVIDE R13 BATT INSULATION AT ALL EXTERIOR WALLS; R30 BATT INSULATION AT ROOF; R19 BATT INSULATION AT CRAWL SPACE. WHERE NO CEILING, ROOF INSULATION SHALL FOLLOW RAFTER FRAMING.

11. PROVIDE SHELVING AT ALL CLOSETS, STORAGE, LINEN AND LAUNDRY. CONFIRM SHELVING TYPE WITH OWNER.

12. OWNER SHALL APPROVE ALL FINAL FIXTURES AND FINISHES. COORDINATE LOCATION OF SHOWER HEAD WITH OWNER PRIOR TO INSTALLATION OF WATER LINES.

13. CONTRACTOR SHALL PROVIDE, AT MINIMUM, BUILDING GRADE MATERIALS. ALL MATERIALS SHALL BE NEW AND FREE OF DEFECT. ALL MATERIALS SHALL COMPLY WITH BUILDING CODES.

14. PROVIDE AIR HANDLER UNITS IN ATTIC AND CRAWL SPACE. CONDENSER UNITS SHALL BE LOCATED OUTSIDE ON A 4" CONCRETE PAD.

15. PROVIDE NEW BASE AND WALL CABINETS AT KITCHEN AND ISLAND. PROVIDE NEW VENT HOOD ABOVE RANGE.

16. CONSTRUCT DECK IN ACCORDANCE WITH THE "GEORGIA AMENDMENTS TO THE PRESCRIPTIVE DECK DETAILS" MAINTAIN A COPY OF THIS DOCUMENT ON SITE AT ALL TIMES

FLOOR PLAN KEYNOTES

A100 - ALIGN EXISTING AND NEW WALLS

A101 - INFILL WALL MATCH ADJACENT WALL CONSTRUCTION

A102 - NOT USED

A103 - 34 1/2" HIGH WALL

A104 - 36"X90" ISLAND COUNTER W/ 24" DEEP BASE CABINETS.

A105 - WASHER BOX

A106 - 36" HIGH WALL WITH 1X8 WOOD CAP AND 1/2" ROUND TRIM (CAP SHALL MATCH COUNTERTOP AT SIM CONDITION)

A107 - 4" HIGH CURB AND GLASS DOOR AND SHOWER ENCLOSURE

A108 - 24"X42" ATTIC ACCESS

A109 - NOT USED

A110 - 4X4 WOOD SUPPORT POST

A110A - 4X4 WOOD SUPPORT POST ALIGN CENTER UNDER LVL ABOVE

A111 - (3) 2X4 WOOD POST

A112 - 36" HIGH WALL WITH 1X8 TRIM AND 1/2" ROUND MOULDING

A113 - 7 5/8" RISERS, 10" TREADS TYPICAL AT STAIRS

A114 - 1 1/2" OD, 34" HIGH HANDRAIL WITH PICKETS. POST AT 36" OC TYPICAL, UNO. PROVIDE AT EXPOSED SIDE OF STAIR ONLY.

A115 - 36"HIGH 4X4 PT WOOD POST (RAIL SUPPORTS) WITH PREFAB POST BASE

A116 - NEW 2x6 PT WITH 45 DEGREE CHAMFER AT THE CORNERS ATTACHED TO GUARD POST W/ (3) #12 OR 16d WOOD SCREWS

A117 - NEW 1x6 PT WOOD SLATS AT 9" OC MAX. ATTACHED TO GUARD POST W/ 8d THREADED NAILS OR #8 WOOD SCREWS

HEADER SCHEDULE: USE DOUBLE 2X FOR 2X4 STUD WALL FRAMING		
TYPE	**SPAN**	**DESCRIPTION**
H1	**UP TO 4'-0"**	**MIN DOUBLE 2X10 WITH 1/2" PLYWD. SPACER**
H2	**4'-0" TO 6'-0"**	**MIN DOUBLE 2X10 WITH 1/2" PLYWD. SPACER**
H3	**6'-0" TO 8"-0"**	**MIN DOUBLE 2X10 WITH 1/2" PLYWD. SPACER**
H4	**8'-0" TO 14"-0"**	**MIN DOUBLE 2X10 WITH 1/2" PLYWD. SPACER**
H5	**14'-0" TO 16"-0"**	**MIN DOUBLE 2X12 WITH 1/2" PLYWD. SPACER**

GENERAL NOTES

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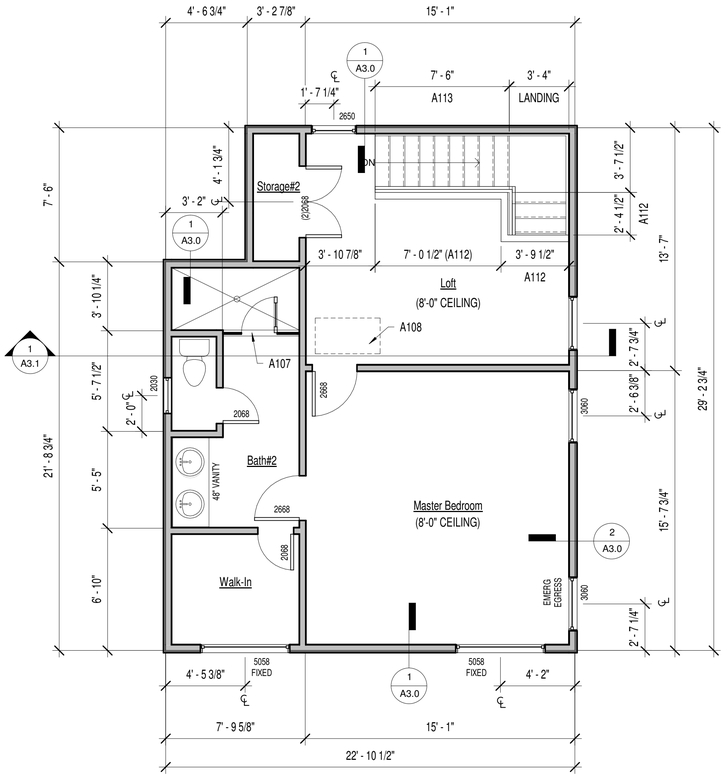
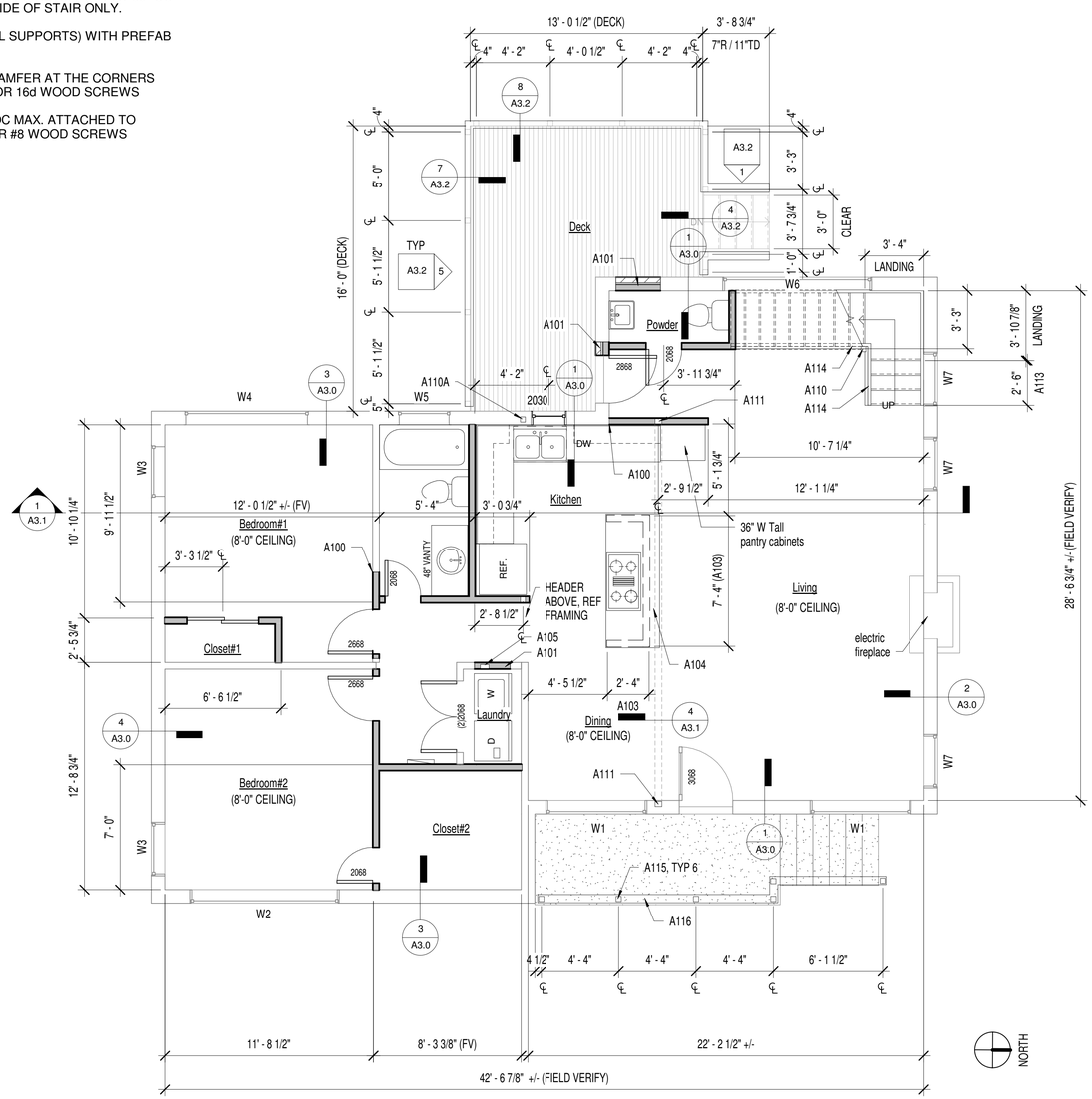


2 FLOOR PLAN-LEVEL2
1/4" = 1'-0"



1 FLOOR PLAN-MAIN
1/4" = 1'-0"

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ISSUED FOR CONSTRUCTION

NEW WORK FLOOR PLANS

A1.0

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PER CODE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. COORDINATE ALL DEMOLITION WITH NEW WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE FIELD CONDITION SHALL BE RESOLVED IN THE FIELD.

SHEET NOTES

1. ALL NEW ROOFS SHALL BE ROOF SHINGLES ON 15 FELT PAPER OVER 3/4" EXTERIOR PLYWOOD SHEATHING, UNLESS NOTED OTHERWISE

2. PROVIDE VENT THRU ROOF AS NECESSARY. ALL ROOF PENETRATIONS SHALL BE FLASHED PER CODE AND INDUSTRY STANDARDS.

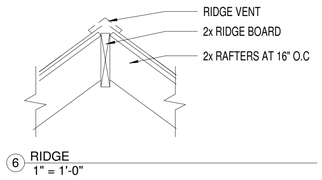
3. PROVIDE NEW GUTTERS AND DOWNSPOUTS. ROUTE DOWNSPOUTS TO GRADE AND DISPERSE TO CORRUGATED PLASTIC PIPE. ENSURE POSITIVE DRAINAGE AWAY FROM WALL. OFFSET CENTER OF DOWNSPOUTS (D.S.) 6" FROM OUTSIDE CORNERS AND MAXIMUM SPACING SHALL BE 25'.

4. PROVIDE ROOF VENTS AT PER CODE.

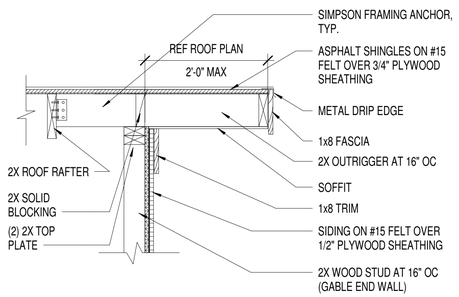
5. SHEATHING AND DECKING SHALL BE FASTENED AT A MINIMUM 6" OC AT EDGES AND 12" OC AT ALL INTERMEDIATE RUNS.

6. REF FRAMING PLANS FOR SIZE OF WOOD MEMBERS

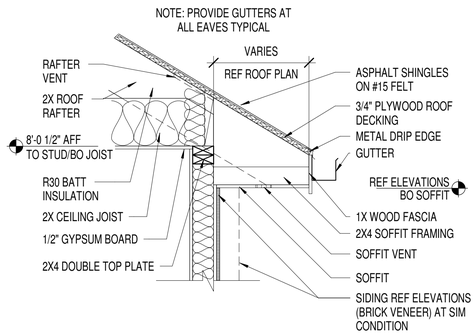
7. PROVIDE R30 BATT INSULATION AT ROOF. WHERE NO CEILING, ROOF INSULATION SHALL FOLLOW RAFTER FRAMING.



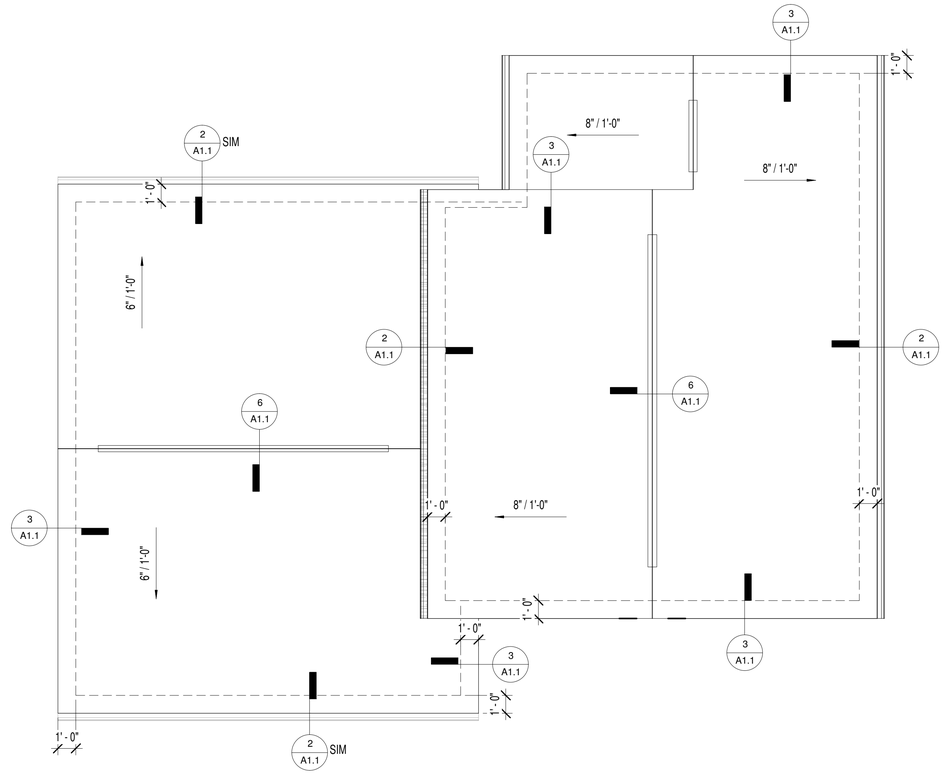
6 RIDGE
1" = 1'-0"



3 RAKE
1" = 1'-0"



2 EAVE DETAIL
1" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"

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ROOF PLAN

A1.1

SHEET NOTES

1. PROVIDE ARC FAULT OUTLETS IN ALL ROOMS PER CODE UNLESS NOTED OTHERWISE. PROVIDE GFIC OUTLETS AT SINKS AND OTHER LOCATIONS PER NEC 2020.

2. ALL LIGHT FIXTURES SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.

3. MOUNT OUTLETS IN KITCHEN AND BATHROOMS ABOVE COUNTERS AT 46" AFF UNO. MOUNT OUTLETS FOR WALL MOUNTED TV AT 66" AFF.

4. CONTRACTOR SHALL PROVIDE NEW ELECTRICAL PANEL.

5. CONFIRM LOCATIONS OF SWITCHES, THERMOSTAT, CABLE, DATA, ETC. WITH OWNER PRIOR TO INSTALLATION.

6. RANGE HOOD SHALL BE DUCTED TO EXTERIOR

7. ADDITIONS AND ALTERATIONS MUST COMPLY WITH CURRENT CODES REQUIREMENTS FOR LOCATION OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS PER IRC 314.3 THROUGHOUT ENTIRE HOUSE. THESE ALARMS SHALL BE HARD WIRED.

KEYNOTES

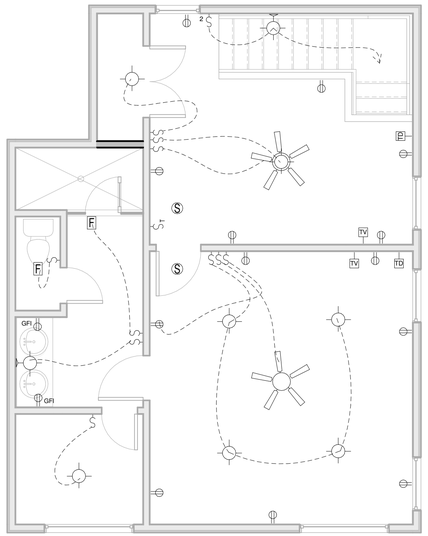
E100 - ELECTRICAL PANEL
E101 - PROVIDE DUPLEX OUTLET AT CEILING ABOVE RANGE FOR CEILING MOUNTED RANGE HOOD

ELECTRICAL LEGEND

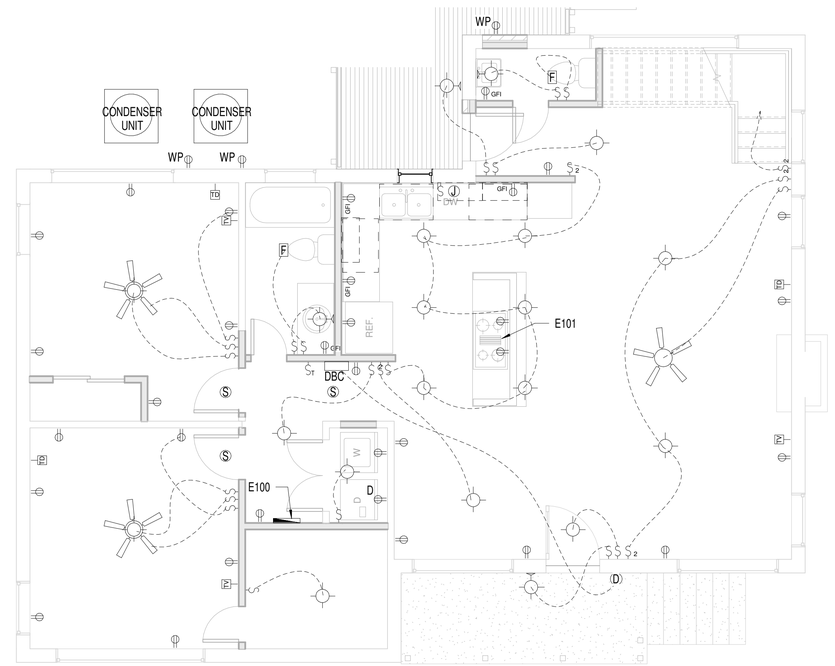
- (S) SMOKE AND CARBON MONOXIDE ALARM (WITH BATTERY BACK UP)
- F EXHAUST FAN/ LIGHT COMBO
- (D) DOOR BELL
- DBC WIRELESS DOOR BELL CHIME
- WALL MOUNTED LIGHT FIXTURE
- DUPLEX OUTLET, INSTALL AT 18" ABOVE FINISH FLOOR UNO
- (J) JUNCTION BOX (DISHWASHER)
- TD TELEPHONE / DATA
- TV CABLE
- H RANGE HOOD OUTLET
- D DRYER OUTLET
- WP EXTERIOR WATERPROOF DUPLEX OUTLET
- LIGHT FIXTURE
- $ LIGHT SWITCH
- $2/3 2 / 3-WAY LIGHT SWITCH
- $T THERMOSTAT
- WIRING TO FIXTURE
- ELECTRICAL PANEL
- AC CUT OFF SWITCH
- CEILING FAN W/ LIGHT

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PER CODE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. COORDINATE ALL DEMOLITION WITH NEW WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE FIELD CONDITION SHALL BE RESOLVED IN THE FIELD.



2 ELECTRICAL PLAN - LEVEL 2
1/4" = 1'-0"



1 ELECTRICAL PLAN - MAIN LEVEL
1/4" = 1'-0"

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ELECTRICAL PLAN

A1.2

SHEET NOTES

1. ALL WINDOWS ARE VINYL INSULATED, UNLESS NOTED OTHERWISE

2. PROVIDE ASPHALT SHINGLES AND HARDI SIDING TYPICAL, UNO. PROVIDE TRIM AT ALL INSIDE AND OUTSIDE CORNERS.

3. DOWNSPOUTS NOT SHOWN FOR CLARITY

4. COORDINATE ALL FINAL FINISHES WITH OWNER

5. ROUGH OPENING HEAD HEIGHT AT DOOR AND WINDOWS SHALL BE 6'-10 1/2" AFF AT MAIN LEVEL AND 7'-0"AFF AT LEVEL 2, UNO.

KEYNOTES

A115 - 36"HIGH 4X4 PT WOOD POST (RAIL SUPPORTS) WITH PREFAB POST BASE

A116 - NEW 2x6 PT WITH 45 DEGREE CHAMFER AT THE CORNERS ATTACHED TO GUARD POST W/ (3) #12 OR 16d WOOD SCREWS

A117 - NEW 1x6 PT WOOD SLATS AT 9" OC MAX. ATTACHED TO GUARD POST W/ 8d THREADED NAILS OR #8 WOOD SCREWS

ABBREVIATIONS

AFF - ABOVE FINISH FLOOR
BO - BOTTOM OF
FFE- FINISH FLOOR ELEVATION
HH - HEAD HEIGHT
TO - TOP OF

GENERAL NOTES

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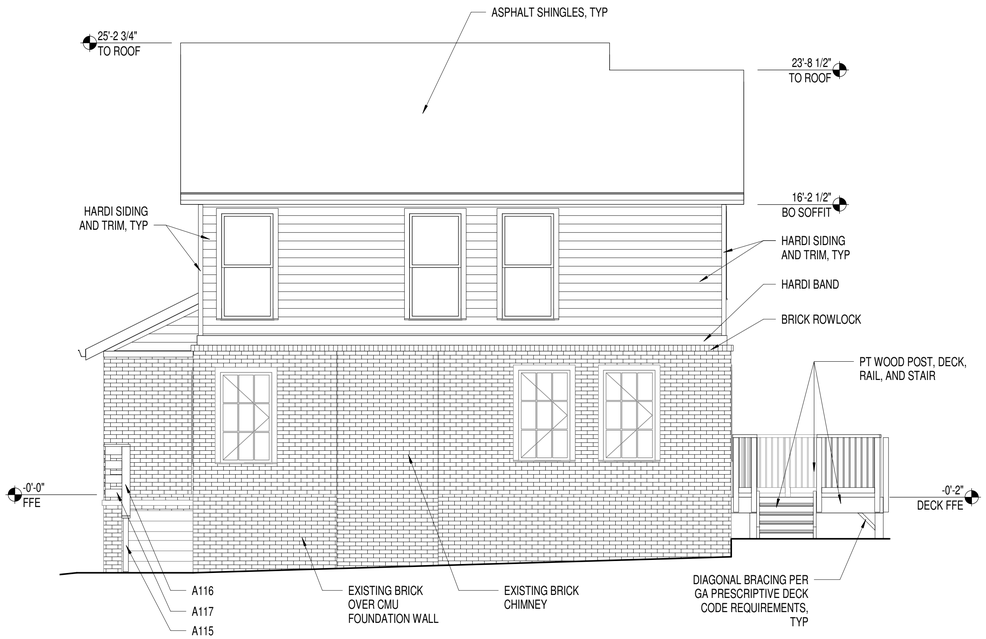
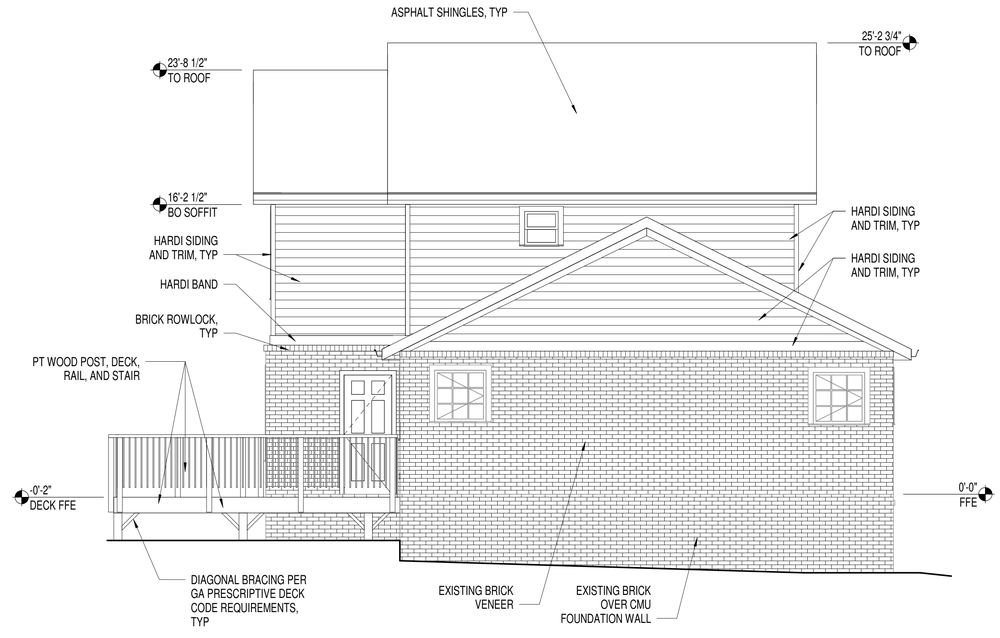
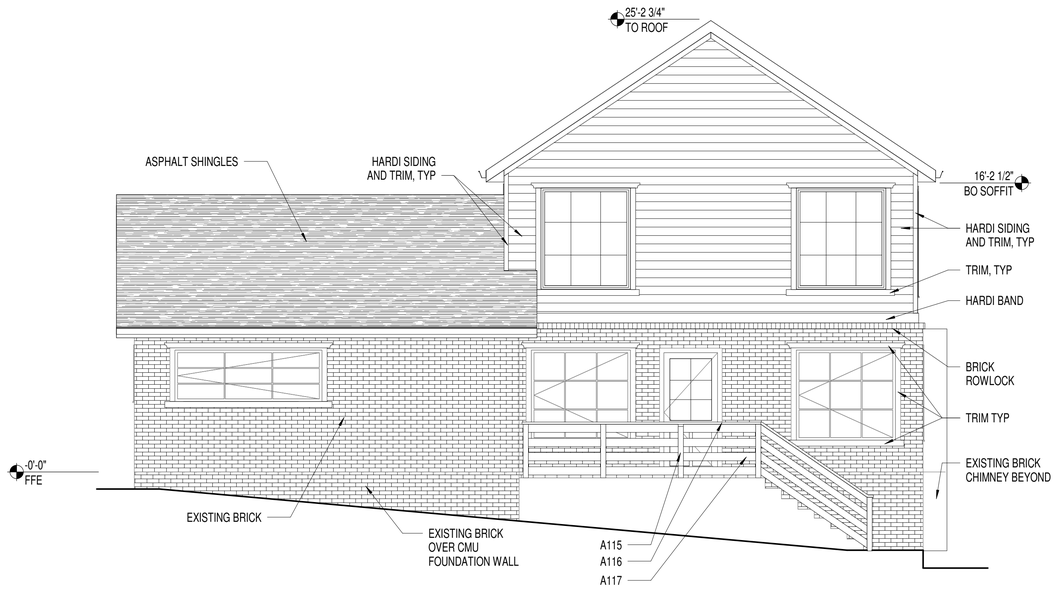


3 RIGHT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

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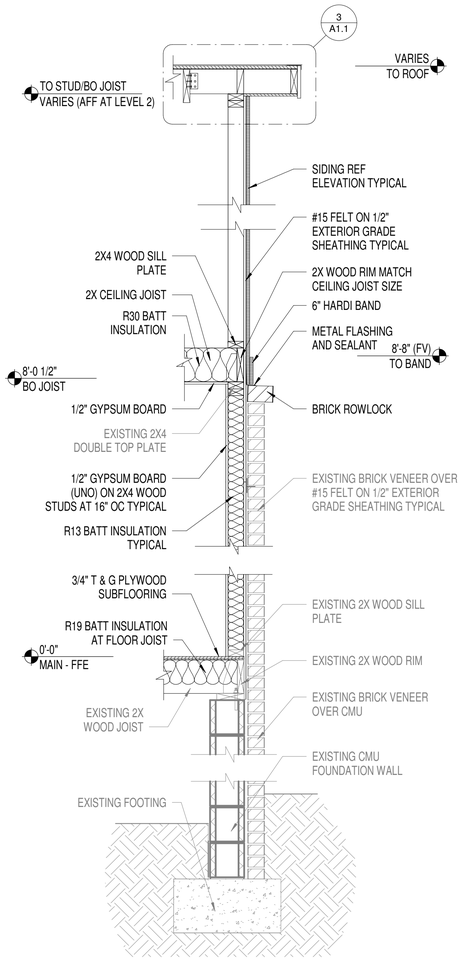
PROPOSED EXTERIOR ELEVATIONS

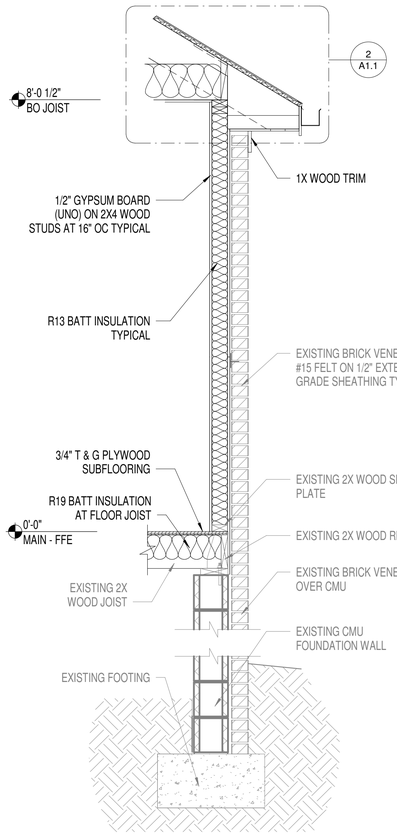
A2.0

GENERAL NOTES

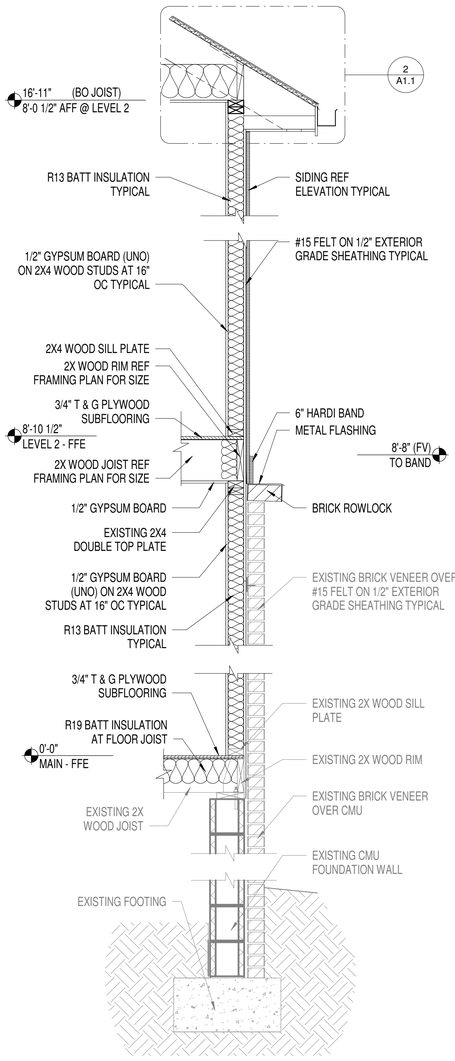
1. ALL CONSTRUCTION SHALL BE PER CODE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. COORDINATE ALL DEMOLITION WITH NEW WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE FIELD CONDITION SHALL BE RESOLVED IN THE FIELD.



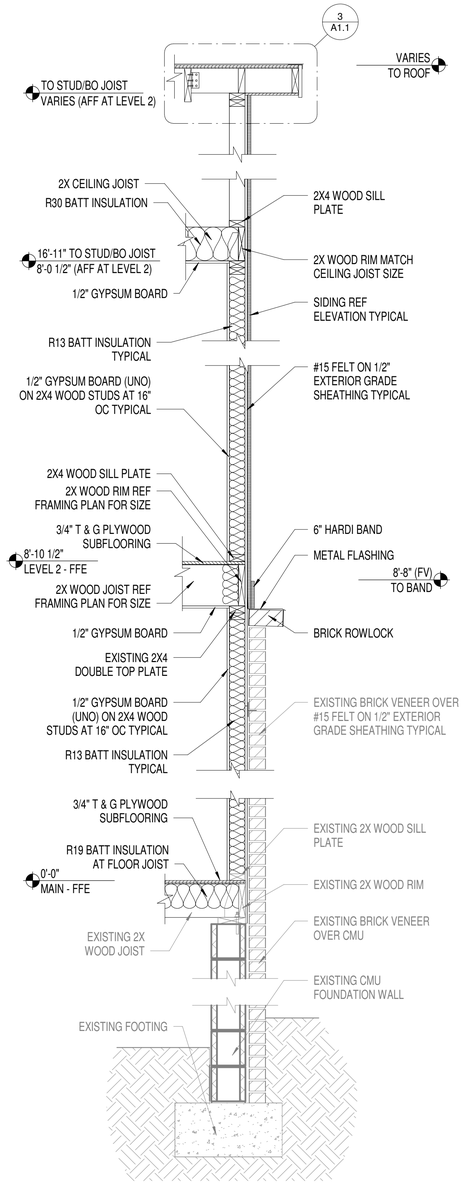
4 WALL SECTION
3/4" = 1'-0"



3 WALL SECTION
3/4" = 1'-0"



2 WALL SECTION
3/4" = 1'-0"



1 WALL SECTION
3/4" = 1'-0"

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INTERIOR RENOVATION, AND PARTIAL 2ND STORY ADDITION

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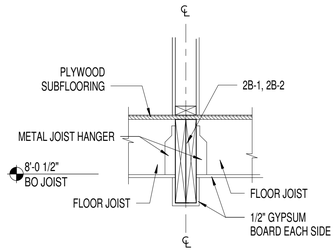
WALL SECTIONS

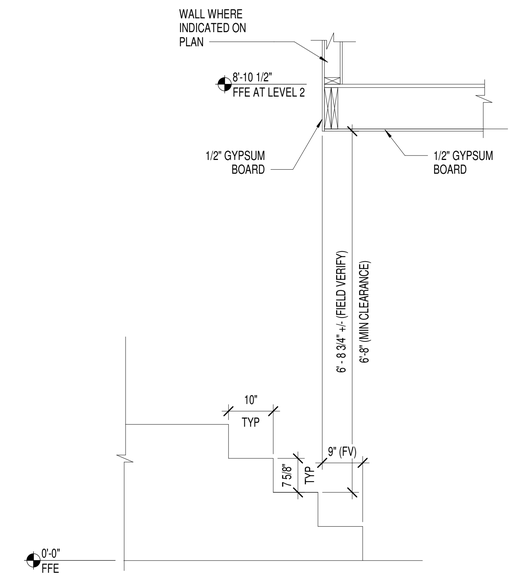
A3.0

GENERAL NOTES

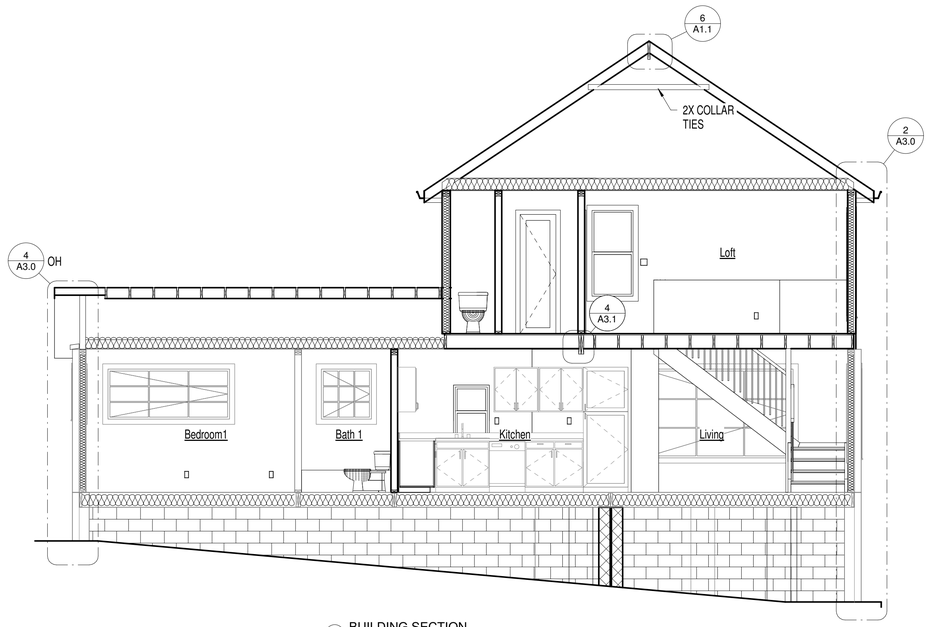
1. ALL CONSTRUCTION SHALL BE PER CODE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. COORDINATE ALL DEMOLITION WITH NEW WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE FIELD CONDITION SHALL BE RESOLVED IN THE FIELD.



4 BEAM / BULKHEAD
1" = 1'-0"



3 STAIR CLEARANCE
3/4" = 1'-0"



1 BUILDING SECTION
1/4" = 1'-0"

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JOB NO:	RDC2021-024

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Email: rdc-rougely@outlook.com
Tel: 678-591-4597

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ISSUED FOR CONSTRUCTION

BUILDING SECTION AND DETAILS

A3.1

GENERAL NOTES

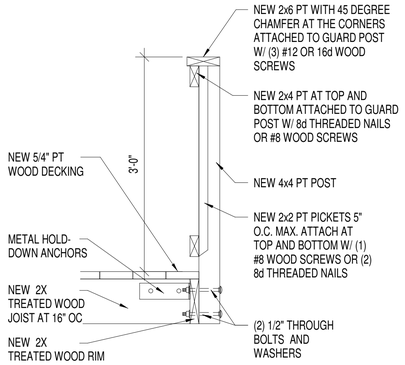
1. ALL CONSTRUCTION SHALL BE PER CODE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. COORDINATE ALL DEMOLITION WITH NEW WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE FIELD CONDITION SHALL BE RESOLVED IN THE FIELD.

SHEET NOTES

1. UNITS FOR ALL WOOD FRAMING MEMBERS ARE IN INCHES UNLESS NOTED OTHERWISE.

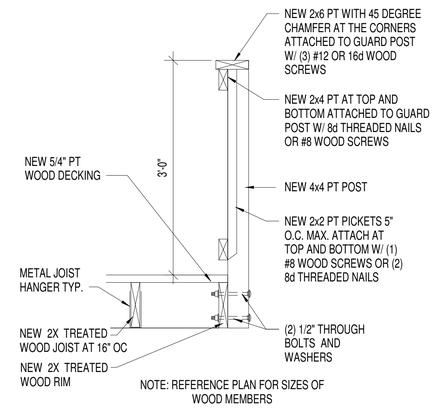
2. ALL CONCRETE FOOTINGS SHALL BEAR ON MINIMUM 98% WELL COMPACTED OR UNDISTURBED SOIL.

3. CONSTRUCT DECK IN ACCORDANCE WITH THE "GEORGIA AMENDMENTS TO THE PRESCRIPTIVE DECK DETAILS" MAINTAIN A COPY OF THIS DOCUMENT ON SITE AT ALL TIMES



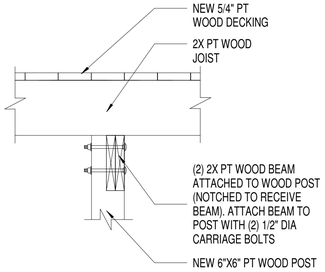
NOTE: REFERENCE PLAN FOR SIZES OF WOOD MEMBERS

8 DECK RAIL AND POST
1" = 1'-0"

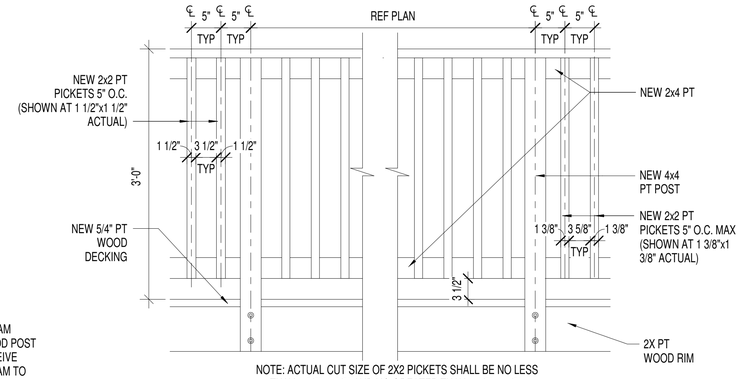


NOTE: REFERENCE PLAN FOR SIZES OF WOOD MEMBERS

7 DECK RAIL AND POST
1" = 1'-0"

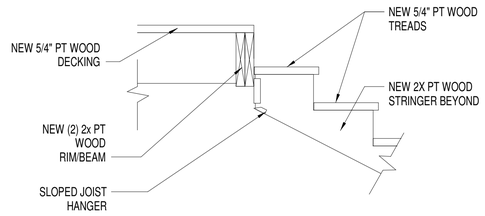


6 BEAM AT POST
1" = 1'-0"

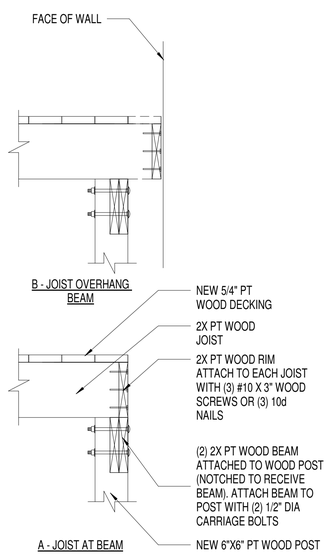


NOTE: ACTUAL CUT SIZE OF 2X2 PICKETS SHALL BE NO LESS THAN 1 3/8"x1 3/8" AND NO GREATER THAN 1 1/2"x1 1/2". TYPICAL SPACING FOR EACH OPTION IS SHOWN ABOVE BASED ON 5" OC MAX SPACING.

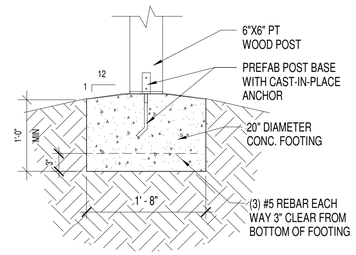
5 TYPICAL GUARD ELEVATION
1" = 1'-0"



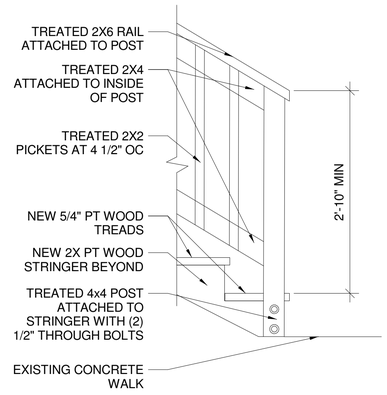
4 STAIR AT DECK/LANDING
1" = 1'-0"



3 BEAM AT POST
1" = 1'-0"



2 FOOTING AT DECK
1" = 1'-0"



1 PARTIAL STAIR ELEVATION
1" = 1'-0"

REVISIONS

NO.:	DESCRIPTION:	DATE:

INTERIOR RENOVATION, AND PARTIAL 2ND STORY ADDITION

3033 OAKDALE ROAD, HAPEVILLE, GA 30354

CHECKED:	CLC
DRAWN:	RCR
SCALE:	1" = 1'-0"
PRINT DATE:	8/13/2021 5:02:31 PM
JOB NO:	RDC2021-024

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ISSUED FOR CONSTRUCTION

DECK DETAILS

A3.2

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: November 9, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 3033 Oakdale Road

BACKGROUND

The City of Hapeville has received a site plan application from Linda Thrasher to construct a 673 SF second story addition to an existing 1,248 SF single-family dwelling located at 3033 Oakdale Road.

The property is zoned R-1, One Family Residential, and is subject to the Neighborhood Conservation Area, of the Architectural Design Standards.

REVIEW

ARTICLE 6. - R-1 ZONE (ONE FAMILY RESIDENTIAL)

Sec. 93-6-1. - Intent.

By virtue of its location within the comprehensive land development plan for the city, the R-1 zone is established in order to protect residential areas now predominantly developed with one-family detached dwellings and a few adjoining areas likely to be developed for such purposes. Only a few additional and compatible uses are permitted. The regulations of this zone are intended to:
(1) Protect the present predominantly one-family use of the land.
(2) Encourage the discontinuance of existing incompatible uses, and insure the ultimate stabilization of the land in one-family usage.
(3) Protect and promote a suitable environment for family life.
(4) Discourage any use which would generate other than normal residential traffic on minor streets.
(5) Discourage any use which, because of its character or size, would create excessive requirements and costs for public services.

Sec. 93-6-2. - Permitted uses.

The following uses are permitted in any R-1 zone:

(1) One-family dwellings;

REQUIREMENTS

Sec. 93-22.1-1. - Chart of dimensional requirements

Dimensional Requirements for **R-1 Zoning** are as follows:

						Minimum Front Yard Setback		Minimum		Maximum			
Development Type	**Lot Frontage (FT)**	**Min. Lot Area (SF)**	**Lot Area/ DU (SF)**	**Floor Area/ DU (SF)**	**Max. Lot Coverage (%)**	**Minor Col.**	**Maj. Arterial**	**Side**	**Rear**	**Stories**	**Feet**	**Min. Parking Spaces**	**Max. Unit/ Bldg. Lot**
Single-family Detached	50	6,750	67,50	1,000	40	15	15	5	25	2½	35	2 DU	1

Sec. 93-2-16. - Site plan review.

(a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of side planning and design resulting in quality development in the city.

(b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

(c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

(1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

a. The locations, size and height of all existing and proposed structures on the site.

- ***The plans show the location of an existing one story, 1,248 SF single-family dwelling with a proposed second story addition.***
- ***Per the project data, the structure will be 25' 2 3/4".***
- ***Setback dimensions of the new primary structure are as follows:***
    - ***Front setback is 67' 7 5/8"***
    - ***North side setback is 42.15'***
    - ***South side setback is 15.48'***
    - ***Rear setback is 71.63'***

b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

- ***The width of the driveway is not provided but is existing.***
- ***The plans do not show a sidewalk.***
- ***The plans do not show a proposed walk to the front entrance.***
- ***Design cross sections have not been included as no site work is to be undertaken.***

c. The locations, area and number of proposed parking spaces.

- ***The existing driveway will provide onsite parking. There is no garage or parking pad.***

d. Existing and proposed grades at an interval of five feet or less.

- ***No grades are shown. No site work.***

e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

- ***No impact on landscaping***

f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.

- ***No impact on landscaping***

g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

- ***Not applicable to residential development.***

h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

- ***None shown***

i. The identification and location of all refuse collection facilities, including screening to be provided.

- ***Not applicable to single-family development.***

j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

- ***Not applicable.***

k. Location and size of all signs.

- ***Not applicable.***

(2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***

(3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***

(4) *Project data.*

a. Site area (square feet and acres).

- ***The total site area is 19,400 SF or .445 acres. The minimum lot size is 6,750 SF.***

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

- ***Proposed lot coverage is 2,600 SF (existing house 1,248 SF, driveway 975 SF, existing steps/porch 124 SF, rear storage 63 SF, proposed rear wood deck, and concrete pads 190 SF) for a lot coverage total of 13.4%. Maximum lot coverage allowed is 40%.***

c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

- ***The proposed dwelling will have 3 bedrooms and 2 1/2 bathrooms.***

d. Floor area in nonresidential use by category.

- ***Not applicable.***

e. Total floor area ratio and/or residential density distribution.

- ***The minimum required floor area is 1,000 SF.***

f. Number of parking spaces and area of paved surface for parking and circulation.

- ***There is no existing or proposed garage. Parking will occur on the driveway.***

(5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

- ***Development schedule has not been provided.***
- ***Proof of ownership of the property has been provided.***

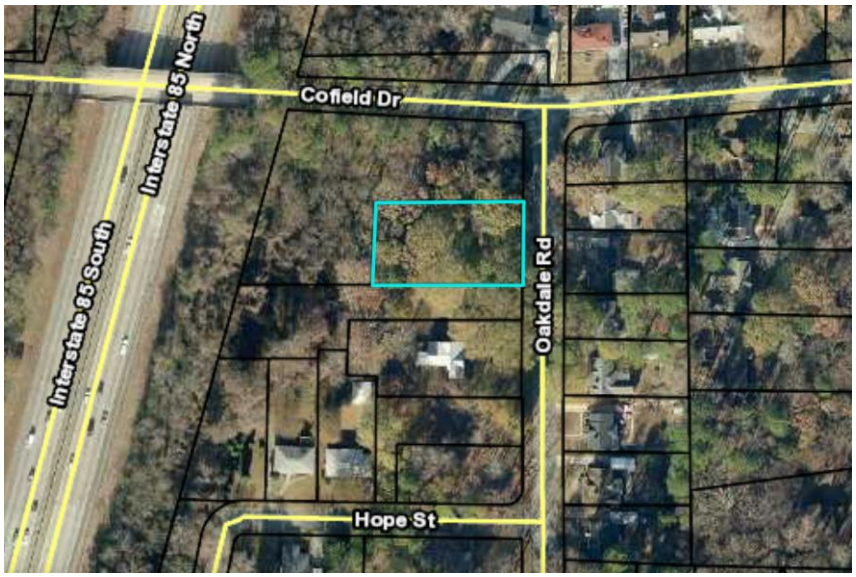
FINDINGS

All required changes should be summarized on a cover sheet with the relevant page number and detail required to meet Code.

The Applicant must provide, and/or the site plan must be revised to address the following:

- Provide development schedule.

Further, it is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and may require revision.



Location Map – 3033 Oakdale Rd

21-PC-1162

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Daniel Barcham (Porsche Cars North America, Inc.)

Mailing Address: One Porsche Drive, Atlanta, GA 30354

Telephone 770-290-3095 Mobile # [redacted] Email daniel.barcham@porsche.us

Property Owner (s) Porsche Cars North America, Inc.

Mailing Address One Porsche Drive, Atlanta, GA 30354

Telephone 770-290-3095 Mobile # [redacted]

Address/Location of Property: One Porsche Drive, Atlanta, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 0096 LL0593, 14 0096 LL0619

Present Zoning Classification: B-P Size of Tract: 30.53 acre(s)

Present Land Use: Commercial

Please check the following as it applies to this application

X Site Plan Review
____ Conditional Use Permit
____ Temporary Use Permit Other (Please State) ____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Daniel Barcham
Applicant's signature

Date: 8/10/21

Sworn to and subscribed before me

This 10th **day of** August, 2021.

Kristina Lynn Warbington
Notary Public

KRISTINA LYNN WARBINGTON
NOTARY PUBLIC
FORSYTH CO., GEORGIA
MY COMMISSION EXPIRES
MAY 7 2023

3

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

In coordination with the joint vision between Porsche Cars North America and the City of Hapeville, the proposed project acts on the future plans that have been coordinated from the initial Experience Center Project.

The proposed project is the construction of the Porsche Experience Center track extension, a parking deck facility, and a classic car restoration facility. The existing site contains remnants of the demolished Ford manufacturing plant, including stormwater and utility infrastructure, concrete slabs, and pavement. Also, existing soil conditions require that initial treatment or surcharge be conducted to consolidate the soils and induce settlement before constructing permanent structures and pavement. Thus, the project was separated into two phases. Phase 1 consists of the limited demolition of the Ford manufacturing plant remnants and the mass grading of the site. During mass grading, the final pond and deep stormwater infrastructure will be installed. Phase 2 consists of the fine grading of the site, construction of the parking deck, classic car restoration facility, and the track extension. Construction activities will also include installation of pavement for the site and associated utilities for the track and buildings (water, sewer, gas, and electric).

The proposed pond that will be constructed in Phase 1 will detain stormwater for the existing service center building, the proposed parking deck, the proposed classic car restoration facility, and most of the the proposed track. A portion of the track and a portion of the site in the northeast will drain to the existing pond located to the east within the existing track. Stormwater infrastructure exists that was originally designed and intended to take on this portion of stormwater runoff from the proposed project to the existing pond.

Employees for the Porsche Experience Center currently park at a temporary parking lot on the proposed project site. The location of this existing lot conflicts with the construction of the permanent parking deck. Thus, in Phase 1, this lot is proposed to be relocated to the northeastern corner of the site to move the lot out of conflict with construction activities. The relocation also allows the employees a safe and direct path from the temporary parking facility to the existing Porsche Experience Center where they work via the sidewalk along Porsche Ave. The proposed location of the temp parking attempts to separate construction traffic and activities from the employees as much as possible for safety concerns. The temporary parking facility will be demolished in Phase 2 once the proposed parking deck is constructed and operational.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

One Porsche Drive

Atlanta, GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Daniel Barcham (Porsche Cars North America, Inc.)

Address of Applicant
One Porsche Drive, Atlanta, GA 30354

Telephone of Applicant
770-290-3095

KRISTINA LYNN WARBINGTON
NOTARY PUBLIC
FORSYTH CO., GEORGIA
MY COMMISSION EXPIRES
MAY 7 2023

Daniel Barcham
Signature of Owner

Daniel Barcham
Print Name of Owner

Personally Appeared Before Me this 10th day of August, 2021.

Kristina Lynn Warbington
Notary Public

Site Plan Checklist – <u>Please include with your application.</u>

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **<u>must</u>** contain the following information:

(Please ***<u>initial</u>*** each item on the list above certifying the all required information has been included on the site plan)

DB A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

DB Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

DB The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

DB Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

DB

The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

DB

The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

DB

Existing and proposed grades at an interval of five (5) feet or less.

DB

The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

DB

A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

DB

The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

DB

The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

NA

The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

DB — Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.

NA — Location and size of all signs. Detached single-family residential development may be exempt from this requirement.

NA — Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.

DB — Site area (square feet and acres).

DB — Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

NA — Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.

NA — Total floor area ratio and/or residential density distribution.

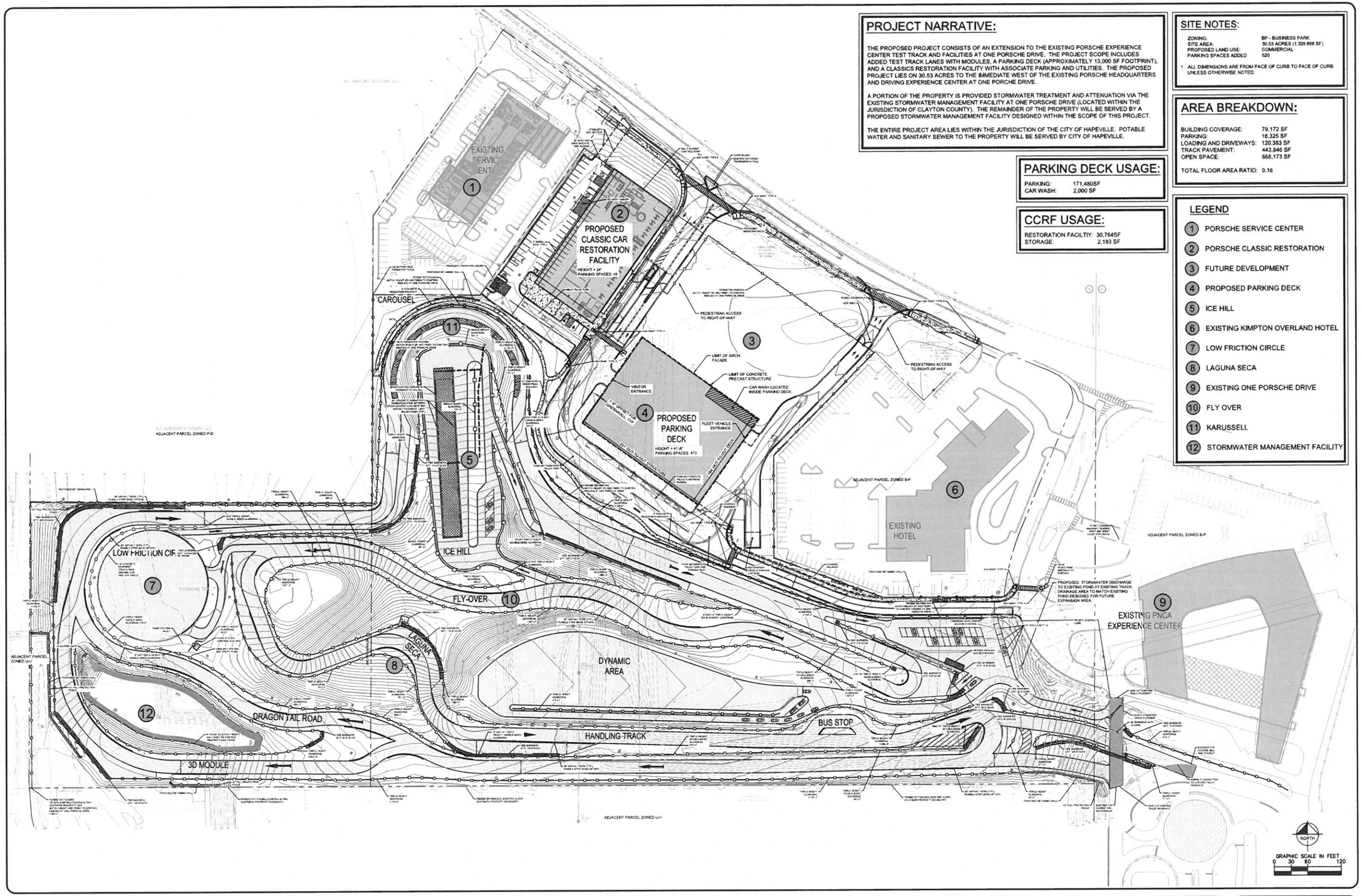
DB — Number of parking spaces and area of paved surface for parking and circulation

DB — At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please ***initial*** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: Daniel Barcham

Date 8/10/21



PROJECT NARRATIVE:

THE PROPOSED PROJECT CONSISTS OF AN EXTENSION TO THE EXISTING PORSCHE EXPERIENCE CENTER TEST TRACK AND FACILITIES AT ONE PORSCHE DRIVE. THE PROJECT SCOPE INCLUDES ADDED TEST TRACK LANES WITH MODULES, A PARKING DECK (APPROXIMATELY 13,000 SF FOOTPRINT), AND A CLASSICS RESTORATION FACILITY WITH ASSOCIATE PARKING AND UTILITIES. THE PROPOSED PROJECT LIES ON 30.53 ACRES TO THE IMMEDIATE WEST OF THE EXISTING PORSCHE HEADQUARTERS AND DRIVING EXPERIENCE CENTER AT ONE PORCHE DRIVE.

A PORTION OF THE PROPERTY IS PROVIDED STORMWATER TREATMENT AND ATTENUATION VIA THE EXISTING STORMWATER MANAGEMENT FACILITY AT ONE PORSCHE DRIVE (LOCATED WITHIN THE JURISDICTION OF CLAYTON COUNTY). THE REMAINDER OF THE PROPERTY WILL BE SERVED BY A PROPOSED STORMWATER MANAGEMENT FACILITY DESIGNED WITHIN THE SCOPE OF THIS PROJECT.

THE ENTIRE PROJECT AREA LIES WITHIN THE JURISDICTION OF THE CITY OF HAPEVILLE. POTABLE WATER AND SANITARY SEWER TO THE PROPERTY WILL BE SERVED BY CITY OF HAPEVILLE.

SITE NOTES:

ZONING:	BP - BUSINESS PARK
SITE AREA:	30.53 ACRES (1,329,898 SF)
PROPOSED LAND USE:	COMMERCIAL
PARKING SPACES ADDED	520

1. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

AREA BREAKDOWN:

BUILDING COVERAGE:	79,172 SF
PARKING:	18,325 SF
LOADING AND DRIVEWAYS:	120,383 SF
TRACK PAVEMENT:	443,846 SF
OPEN SPACE:	668,173 SF

TOTAL FLOOR AREA RATIO: 0.16

PARKING DECK USAGE:

PARKING:	171,480SF
CAR WASH:	2,000 SF

CCRF USAGE:

RESTORATION FACILTIY:	30,764SF
STORAGE:	2,183 SF

LEGEND

1. PORSCHE SERVICE CENTER
2. PORSCHE CLASSIC RESTORATION
3. FUTURE DEVELOPMENT
4. PROPOSED PARKING DECK
5. ICE HILL
6. EXISTING KIMPTON OVERLAND HOTEL
7. LOW FRICTION CIRCLE
8. LAGUNA SECA
9. EXISTING ONE PORSCHE DRIVE
10. FLY OVER
11. KARUSSELL
12. STORMWATER MANAGEMENT FACILITY

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600, ALPHARETTA, GEORGIA 30009
PHONE: (770) 619-4280 I www.kimley-horn.com

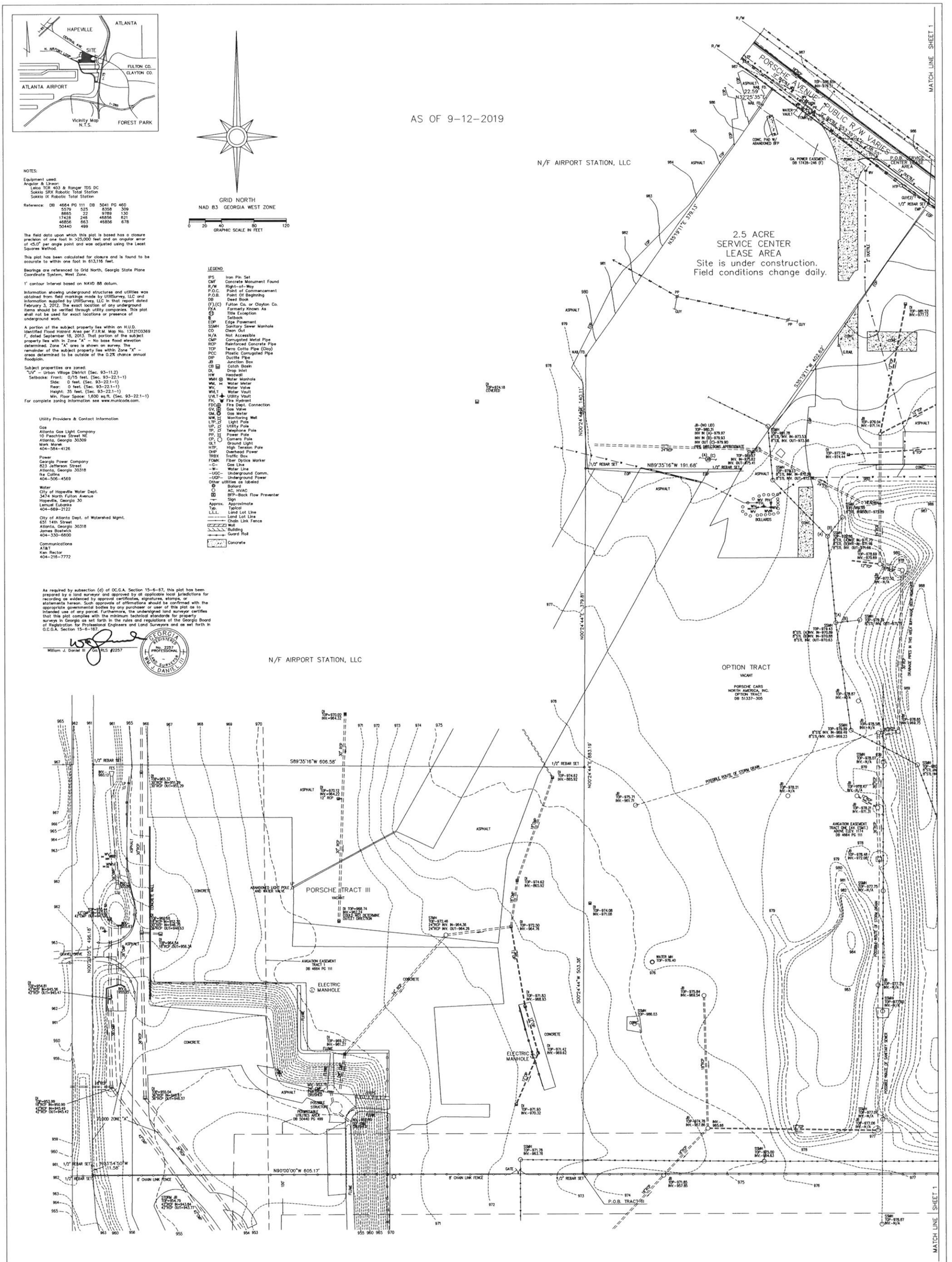
TITLE: *ZONING SITE PLAN - PHASE 2*

PROJECT: *PCNA TRACK EXTENSION*

APPLICANT: *PORSCHE CARS NORTH AMERICA, INC.*

JOB NUMBER:	0191891003
SCALE:	1" = 60'
DATE:	11/09/2021
SHEET:	EXHIBIT 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC., 2017


HAPEVILLE
ATLANTA
CENTRAL AVE
SITE
W. NORTH LOOP
FULTON CO.
CLAYTON CO.
ATLANTA AIRPORT
I-285
Vicinity Map
N.T.S.
FOREST PARK
GRID NORTH
NAD 83 GEORGIA WEST ZONE
0 20 40 80 120
GRAPHIC SCALE IN FEET
AS OF 9-12-2019
NOTES:
Equipment used:
Leica TCR 403 & Ranger TDS DC
Sokkia SRX Robotic Total Station
Sokkia IX Robotic Total Station
Reference: DB 4664 PG 111 DB 5041 PG 460
5579 525 8358 309
8665 22 9783 130
17428 248 46856 621
46856 663 46856 678
50440 499
The field data upon which this plat is based has a closure precision of one foot in >25,000 feet and an angular error of <5.0" per angle point and was adjusted using the Least Squares Method.
This plat has been calculated for closure and is found to be accurate to within one foot in 613,116 feet.
Bearings are referenced to Grid North, Georgia State Plane Coordinate System, West Zone.
1' contour interval based on NAVD 88 datum.
Information showing underground structures and utilities was obtained from field markings made by UtiliSurvey, LLC and information supplied by UtiliSurvey, LLC in that report dated February 3, 2012. The exact location of any underground items should be verified through utility companies. This plat shall not be used for exact locations or presence of underground work.
A portion of the subject property lies within an H.U.D. identified Flood Hazard Area per F.I.R.M. Map No. 13121C0369 F, dated September 18, 2013. That portion of the subject property lies with in Zone "A" – No base flood elevation determined. Zone "A" area is shown on survey. The remainder of the subject property lies within Zone "X" – areas determined to be outside of the 0.2% chance annual floodplain.
Subject properities are zoned:
"UV" – Urban Village District (Sec. 93-11.2)
Setbacks: Front: 0/75 feet. (Sec. 93-22.1-1)
Side: 0 feet. (Sec. 93-22.1-1)
Rear: 0 feet. (Sec. 93-22.1-1)
Height: 35 feet. (Sec. 93-22.1-1)
Min. Floor Space 1,600 sq.ft. (Sec. 93-22.1-1)
For complete zoning information see www.municode.com.
Utility Providers & Contact Information
Gas
Atlanta Gas Light Company
10 Peachtree Street NE
Atlanta, Georgia 30309
Mark Marek
404-584-4126
Power
Georgia Power Company
823 Jefferson Street
Atlanta, Georgia 30318
Ike Collins
404-506-4569
Water
City of Hapeville Water Dept.
3474 North Fulton Avenue
Hapeville, Georgia 30
Lemuel Eubanks
404-669-2122
City of Atlanta Dept. of Watershed Mgmt.
651 14th Street
Atlanta, Georgia 30318
James Bostwick
404-330-6600
Communications
AT&T
Ken Rector
404-216-7772
LEGEND:
IPS Iron Pin Set
CMF Concrete Monument Found
R/W Right-of-Way
P.O.C. Point of Commencement
P.O.B. Point Of Beginning
DB Deed Book
(F),(C) Fulton Co. or Clayton Co.
FKA Formerly Known As
TE Title Exception
SB Setback
EOP Edge Pavement
SSMH Sanitary Sewer Manhole
CO Clean Out
N/A Not Accessible
CMP Corrugated Metal Pipe
RCP Reinforced Concrete Pipe
TCP Terra Cotta Pipe (Clay)
PCC Plastic Corrugated Pipe
DIP Ductile Pipe
JB Junction Box
CB Catch Basin
DI Drop Inlet
HW Headwall
WMH Water Manhole
WM, M Water Meter
WV, Water Valve
WVLT Water Vault
UVLT Utility Vault
FH, Fire Hydrant
FDC Fire Dept. Connection
GV, Gas Valve
GM, Gas Meter
MW, M Monitoring Well
LTP, LT Light Pole
UP, UT Utility Pole
TP, JT Telephone Pole
PP, P Power Pole
CP, C Combo Pole
GL, L Ground Light
HTP, High Tension Pole
OHP Overhead Power
TRFX Traffic Box
FOMK Fiber Optics Marker
-G- Gas Line
-W- Water Line
-UGC- Underground Comm.
-UGP- Underground Power
Other utilities as labeled
Bollard
AC, HVAC
BFP-Back Flow Preventer
Sign
Approx. Approximate
Typ. Typical
L.L.L. Land Lot Line
Land Lot Line
Land Lot Line
Wall
Building
Guard Rail
Concrete
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.
William J. Daniel III, GA RLS #2257
GEORGIA REGISTERED No. 2257 PROFESSIONAL WILLIAM J. DANIEL III LAND SURVEYOR
N/F AIRPORT STATION, LLC
N/F AIRPORT STATION, LLC
2.5 ACRE SERVICE CENTER LEASE AREA
Site is under construction. Field conditions change daily.
OPTION TRACT
VACANT
PORSCHE CARS NORTH AMERICA, INC. OPTION TRACT DB 51337-305
PORSCHE TRACT III
VACANT
PORSCHE AVENUE
PUBLIC R/W VARIES
MATCH LINE SHEET 1
MATCH LINE SHEET 1
POSSIBLE ROUTE OF FUTURE DRAIN
ELECTRIC MANHOLE
ELECTRIC MANHOLE
ZONE "A"
ZONE "X"
P.O.B. TRACT III
P.O.B. SERVICE CENTER LEASE AREA
S89°35'16"W 606.58'
N89°35'16"W 191.68'
N00°24'44"E 379.81'
N00°24'44"E 140.11'
S89°35'16"E 409.97'
S00°24'44"W 503.36'
N90°00'00"W 605.17'
S89°35'50"W 11.58'
N00°00'00"E 496.18'
N35°59'11"E 378.13'
N32°25'35"E 22.59'
1/2" REBAR SET
1/2" REBAR SET
1/2" REBAR SET
1/2" REBAR SET
1/2" REBAR SET
1/2" REBAR SET
6' CHAIN LINK FENCE
6' CHAIN LINK FENCE
GATE
CONCRETE
ASPHALT
CONCRETE
ASPHALT
ASPHALT
ASPHALT

Utility Providers & Contact Information

Gas
Atlanta Gas Light Company
10 Peachtree Street NE
Atlanta, Georgia 30309
Mark Mann
404-584-4726

Power
Georgia Power Company
853 Atlanta Street
Roswell, Georgia 30318
404-506-4569

Water
City of Hapeville Water Dept
3474 North Fulton Avenue
Hapeville, Georgia 30
Samuel Eubanks
404-669-2772

City of Forest Dept. of Watershed Mgmt.
657 14th Street
Forest Park, Georgia 30318
James Bateman
404-330-6600

Telephone
AT&T
Attn: Jim
404-209-7772

NOTES:

Equipment used:
Field Survey Method:
Leica TPS 400 & Ranger 700 DC
Leica RX1250 Robotic Total Station
Sokkia iX Robotic Total Station

Reference: DB 4584 PG 111, DB 5041 PG 460
5036 95, 5036 130
8825 22 9789 130
8825 119 9789 133
46556 683 46556 676
50440 489

The field data upon which this plat is based has a closure precision of one foot in 265,000 feet and an angular error of 03" per angle point and was adjusted using the Least Squares method.

This plat has been calculated for closure and is found to be accurate to within one foot in 815,116 feet.

Bearings are referenced to Grid North, Georgia State Plane Coordinate System.

1' contour interval based on NAD 88 datum.

Information showing underground structures and utilities was obtained from field markings made by Utiliscarve, LLC and/or from information furnished by the various utility companies. February 3, 2020. The exact location of any underground facilities should be verified through field investigation prior to and shall not be used for exact locations or presence of underground utilities.

A portion of the subject property lies within an H.U.D. Identified Flood Hazard Area per F.I.R.M. Map No. 13121C0059 F, dated September 18, 2013. The remainder of the subject property lies with in Zone "X" - No base flood elevation determined. Zone "X" area is shown on survey. No determination has been made as to whether or not the "X" area determined to be outside of the 0.2% chance annual flood plain.

Subject properties are zoned:
"LI" - Union Village District (Sec. 83-11.2)
Setbacks: Front: 0 feet. (Sec. 83-221-1)
Side: 0 feet. (Sec. 83-221-1)
Rear: 0 feet. (Sec. 83-221-1)
Height: 35 feet. (Sec. 83-221-1)
Min. Floor Space: 1,000 sq.ft. (Sec. 83-221-1)

For complete zoning information see www.municode.com

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by such approval contained in the certificates or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcels. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum standards and requirements for land surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Wilson J. Daniel III GA RLS #2237

GEORGIA REGISTERED LAND SURVEYOR WILSON J. DANIEL III No. 2237

LEGEND

IPS	Iron Pin Set
IPF	Iron Pin/Monument Found
R/W	Right-of-Way
POB	Point Of Beginning
POC	Point Of Commencing
(F)(C)	Fulton Co. or Clayton Co.
FKA	Formerly Known As
SS	Sanitary Sewer
Sanitary Sewer Manhole	
DI	Drop Inlet
CI	Curb Inlet
COMM	Communication
N/A	Not Accessible
RCP	Reinforced Concrete Pipe
CMP	Corrugated Metal Pipe
PVC	Plastic Corrugated Pipe
JB	Junction Box
WM	Water Meter
WV	Water Valve
UVLT	Utility Vault
FDC	Fire Dept. Connection
GM	Gas Meter
MW	Monitoring Well
UP	Utility Pole
PP	Power Pole
LP	Light Pole
GL	Ground Light
DP	Downspout Pipe
TRSF	Transformer Pad
FOMK	Fiber Optics Marker
WM	Water Line
-w-	Water Line
-COMM-	Underground Comm.
-UGP-	Underground Power
BOL	Bollard
GFP	Gas Flow Preventer
GFP-S	GFP-Back Flow Preventer
Approx.	Approximate
L.L.	Land Lot Line
	Chain Link Fence
	Building
	Concrete Pad
	Concrete

A TOPOGRAPHICAL SURVEY FOR
PORSCHE CARS NORTH AMERICA, INC.,

LAND LOT 65	14th DISTRICT	CITY OF ATLANTA	FULTON COUNTY, GEORGIA
LAND LOT 96	14th DISTRICT	CITY OF HAPEVILLE	FULTON COUNTY, GEORGIA

JOB NO.: 19-0140
DATE: SEPTEMBER 12, 2019
SCALE: 1" = 40'
DWG. NO.: 2 OF 2

A PLAT OF
AEROTROPOLIS
PORSCHE TRACT III & OPTION TRACT REMAINDER
ATLANTA, GEORGIA 30312

LOWE ENGINEERS
SIX CONCOURSE PKWY
SUITE 1000
ATLANTA, GEORGIA 30328
TEL: 770-857-8400
FAX: 770-857-8401

DESIGNED:
DRAWN: DE
CHECKED: WJD/IV
APPROVED: WJD/III

NO	DESCRIPTION	DATE
1	UPDATE 2.5 ACRE TRACT	12/6/2020
	REVISIONS	

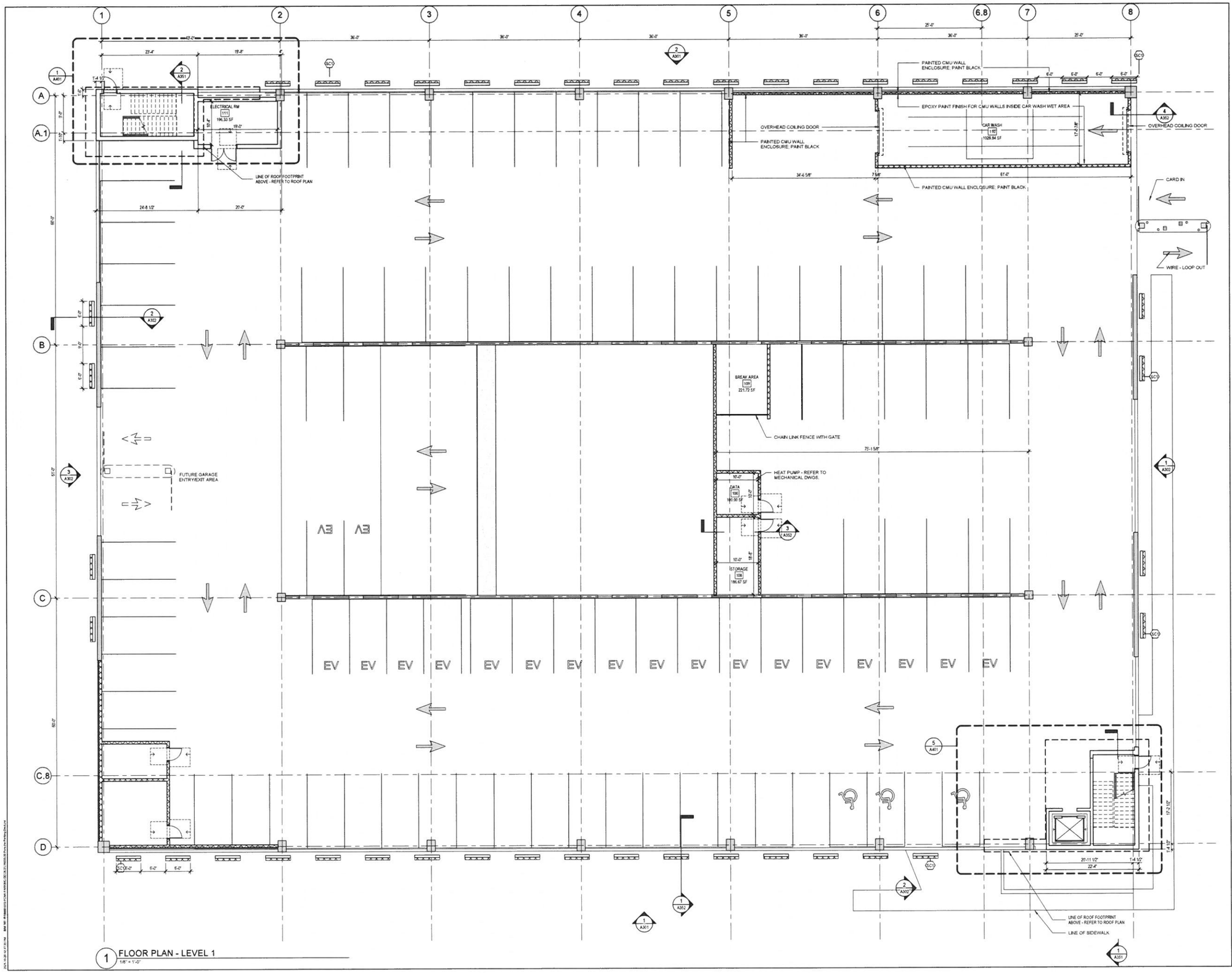
Combined Tract

All that tract or parcel of land lying and being in land lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

Beginning at a nail set on the southwesterly right-of-way of Porsche Avenue (formerly known as Henry Ford II Avenue and having a varied right-of-way) at its intersection with the line common to land lots 65 and 96; Thence leaving said right-of-way and running along said land lot line South 00 degrees 24 minutes 44 seconds West a distance of 664.01 feet to an iron pin set; Thence leaving said land lot line and running South 90 degrees 00 minutes 00 seconds West a distance of 1285.06 feet to an iron pin set; Thence running South 90 degrees 00 minutes 00 seconds West a distance of 605.17 feet to an iron pin set; Thence running North 03 degrees 54 minutes 50 seconds West a distance of 11.58 feet to and iron pin set; Thence running North 00 degrees 20 minutes 05 seconds East a distance of 496.19 feet to an iron pin set; Thence running South 89 degrees 35 minutes 16 seconds East a distance of 606.58 feet to an iron pin set; Thence running North 00 degrees 24 minutes 44 seconds East a distance of 379.81 feet to an iron pin set; Thence running South 89 degrees 35 minutes 16 seconds East a distance of 191.68 feet to an iron pin set; Thence running North 35 degrees 19 minutes 11 seconds East a distance of 402.62 feet to an iron pin set; Thence continuing along said right-of-way South 53 degrees 39 minutes 04 seconds East a distance of 300.85 feet to a point; Thence continuing along said right-of-way along a curve to the left an arc distance of 478.12 feet (said arc having a radius of 2437.76 feet and being subtended by a chord 477.35 feet in length lying to the northeast of said arc and bearing South 60 degrees 07 minutes 47 seconds West) to a point; Thence leaving said right-of-way and running South 45 degrees 00 minutes 00 seconds West a distance of 144.04 feet to an iron pin set; Thence running North 45 degrees 00 minutes 00 seconds West a distance of 122.00 feet to an iron pin set; Thence running South 44 degrees 40 minutes 27 seconds West a distance of 257.60 feet to an iron pin set; Thence running South 00 degrees 00 minutes 00 seconds West a distance of 181.08 feet to an iron pin set; Thence running South 70 degrees 00 minutes 00 seconds East a distance of 208.76 feet to a nail set; Thence running North 90 degrees 00 minutes 00 seconds East a distance of 212.04 feet to an iron pin set on the westerly right-of-way of Porsche Drive (having a varied private right-of-way); Thence running along said private right-of-way along a curve to the right an arc distance of 126.77 feet (said arc having a radius of 432.62 feet and being subtended by a chord 126.32 feet in length lying to the southeast of said arc and bearing North 13 degrees 57 minutes 08 seconds East) to a point; Thence continuing along said private right-of-way North 22 degrees 47 minutes 15 seconds East a distance of 230.40 feet to a point; Thence continuing along said private right-of-way along a curve to the left an arc distance of 44.79 feet (said arc having a radius of 45.00 feet and being subtended by a chord 42.97 feet in length lying to the southwest of said arc and bearing North 05 degrees 43 minutes 43 seconds West) to a nail set at its intersection with the southwesterly right-of-way of Porsche Avenue; Thence running along the southwesterly right-of-way of Porsche Avenue along a curve to the right an arc distance of 36.12 feet (said arc having a radius of 54.00 feet and being subtended by a chord 35.45 feet in length lying to the southwest of said arc and bearing South 30 degrees 01 minutes 11 seconds East to a point; Thence continuing along said right-of-way South 63 degrees 35 minutes 46 seconds East a distance of 34.32 feet to a point at its intersection with the line common to land lots 65 and 96

and The Point of Beginning;

Said tract contains 30.53 acres (1,329,898 square feet).



1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

Kimley»Horn
2021 ©
THE BILTMORE
SUITE 601
617 WEST PEACHTREE STREET NW
ATLANTA, GA 30308
PHONE: 404.419.8700

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Hellmuth, Obata & Kassabaum, Inc.
133 Peachtree Street, NE, Suite 4800
Atlanta, GA 30303 USA
t +1 404 439 9000 f +1 404 439 9001

SEALS

PRELIMINARY DRAWINGS
DO NOT USE FOR CONSTRUCTION

PORSCHE

PCNA PARKING DECK at PCNA HEADQUARTERS AND EXPERIENCE CENTER

110 Porsche Avenue,
Hapeville, GA 30354

CLIENT PROJECT INFO

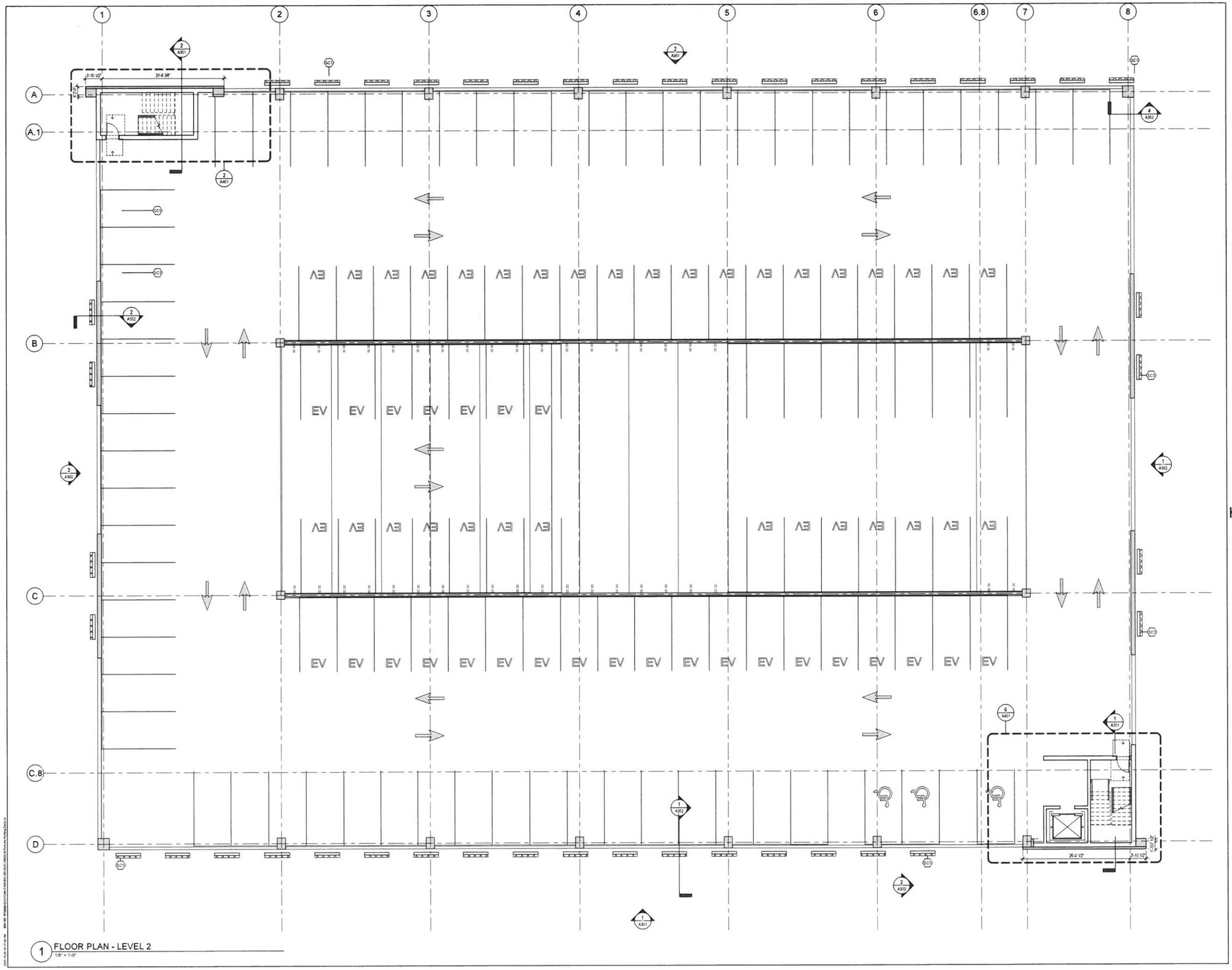
NO.	DATE	DRAWING ISSUE DESCRIPTION
2	10-18-21	DRC Submittal
1	08-13-21	Schematic Design Documents

DESIGNED BY: Designer
DRAWN BY:
CHECKED BY:
SCALE: AS INDICATED
DATE:
PROJECT NO: 21.16000.00
FILENAME: PCNA Parking Deck_R20_

FLOOR PLAN - LEVEL 1

PROGRESS DESIGN DOCUMENTS

A101


1
2
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A
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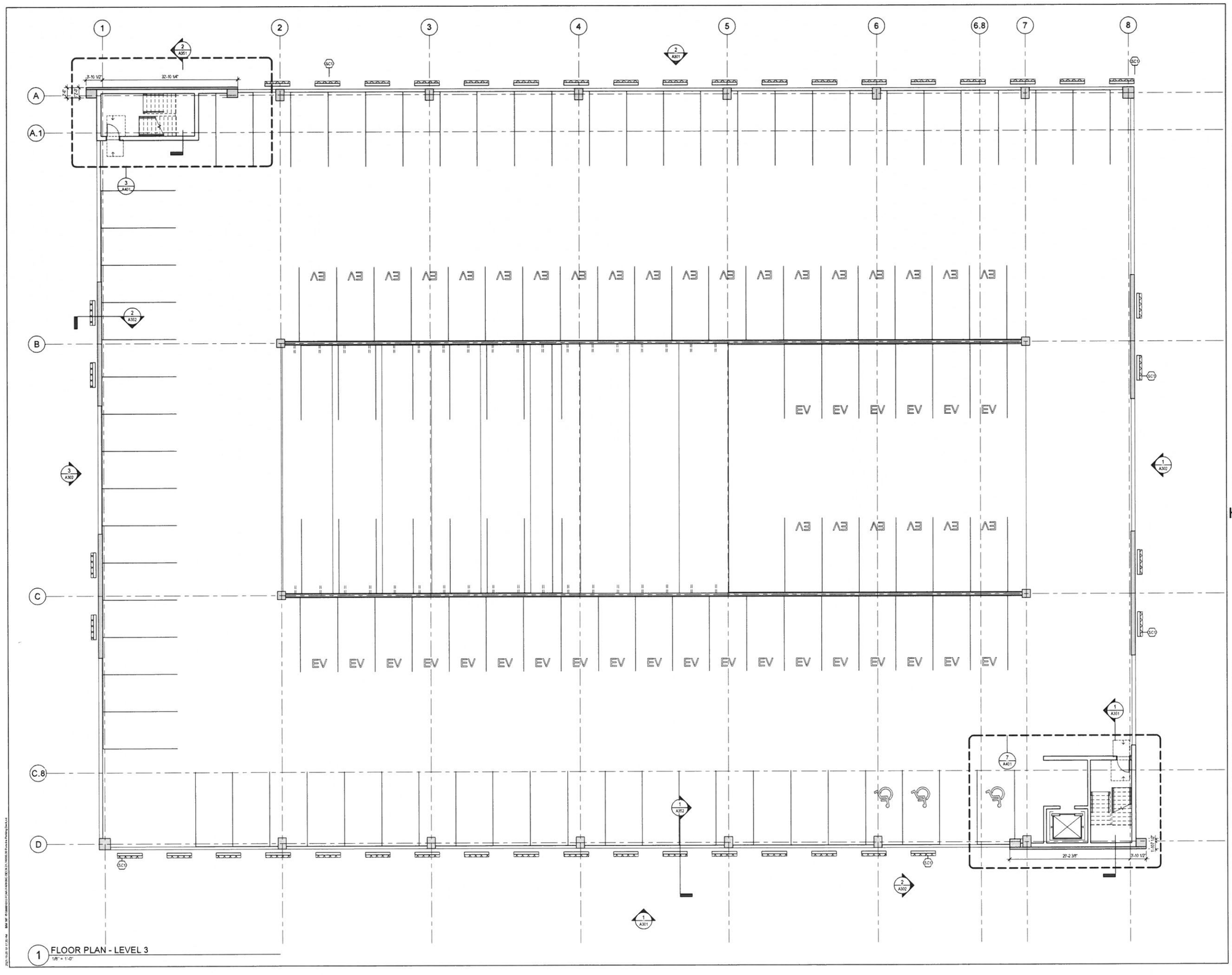
B
C
C.8
D
EV
EV
EV



Kimley»Horn
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t +1 404 439 9000 f +1 404 439 9001

SEALS

PRELIMINARY DRAWINGS
DO NOT USE FOR CONSTRUCTION

PORSCHE

PCNA PARKING DECK at PCNA HEADQUARTERS AND EXPERIENCE CENTER

110 Porsche Avenue,
Hapeville, GA 30354

CLIENT PROJECT INFO

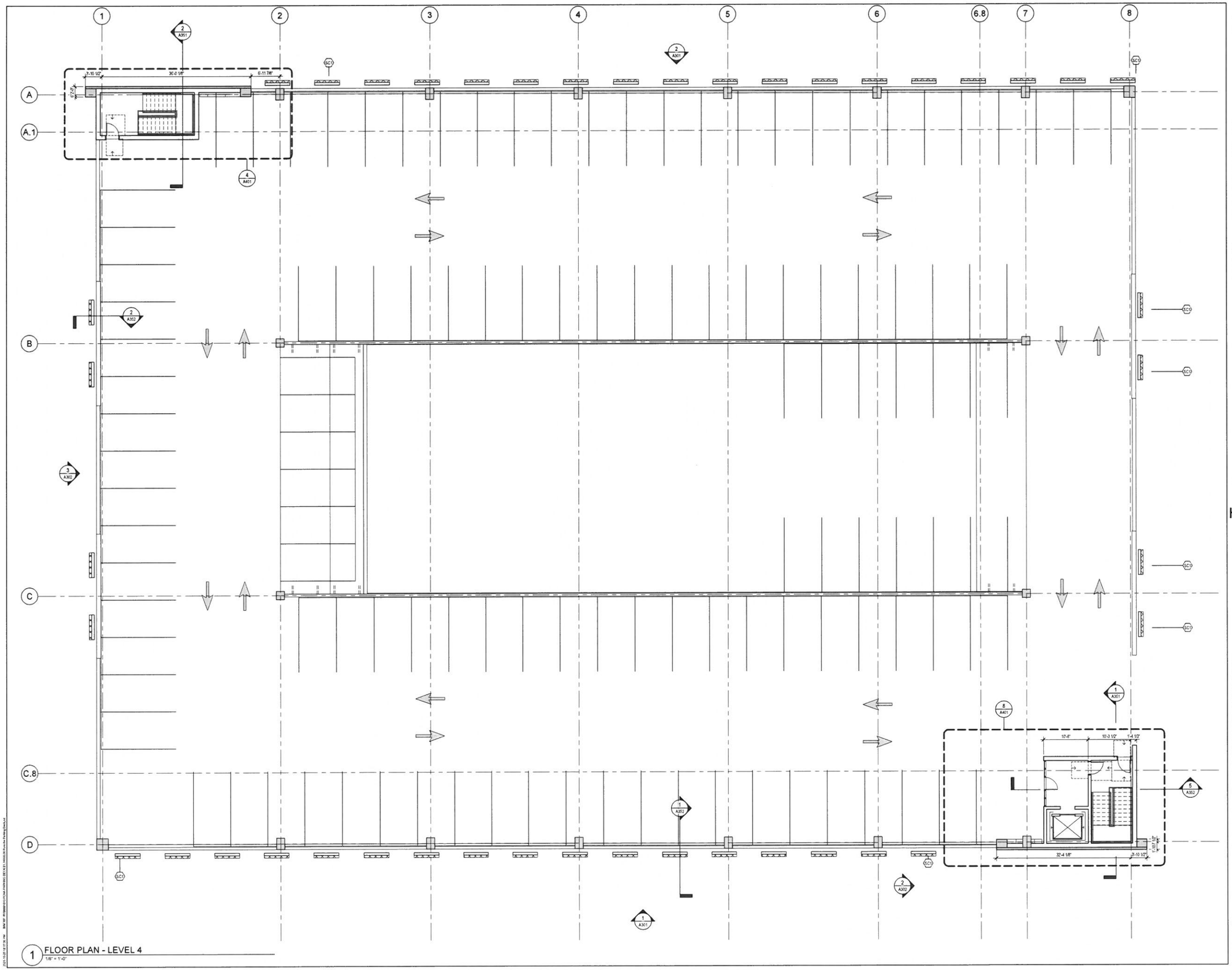
NO.	DATE	DRAWING ISSUE DESCRIPTION
2	10-18-21	DRC Submittal
1	08-13-21	Schematic Design Documents

DESIGNED BY Designer
DRAWN BY Author
CHECKED BY Checker
SCALE AS INDICATED
DATE
PROJECT NO 21.16000.00
FILENAME PCNA Parking Deck_R20_

FLOOR PLAN - LEVEL 3

PROGRESS DESIGN DOCUMENTS

A103



1 FLOOR PLAN - LEVEL 4
1/8" = 1'-0"

Kimley»Horn
2021 ©
THE BILTMORE
SUITE 601
617 WEST PEACHTREE STREET NW
ATLANTA, GA 30308
PHONE: 404.419.8700

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Atlanta, GA 30303 USA
t +1 404 439 9000 f +1 404 439 9001

SEALS

PRELIMINARY DRAWINGS
DO NOT USE FOR CONSTRUCTION

PORSCHE

PCNA PARKING DECK at PCNA HEADQUARTERS AND EXPERIENCE CENTER

110 Porsche Avenue,
Hapeville, GA 30354

CLIENT PROJECT INFO

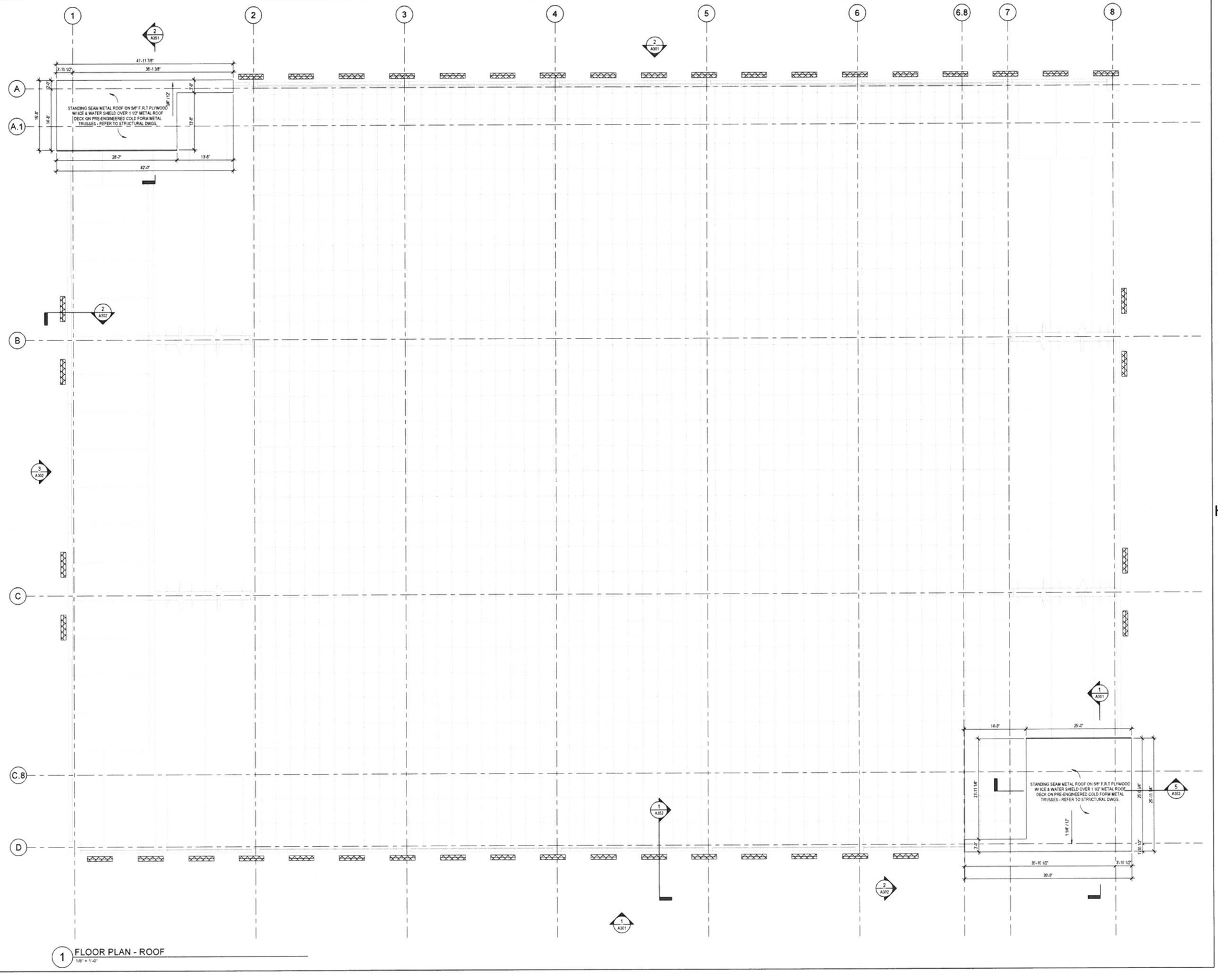
NO	DATE	DRAWING ISSUE DESCRIPTION
2	10-18-21	DRC Submittal
1	08-13-21	Schematic Design Documents

DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
SCALE: AS INDICATED
DATE:
PROJECT NO: 21.16000.00
FILENAME: PCNA Parking Deck_R20

FLOOR PLAN - LEVEL 4

PROGRESS DESIGN DOCUMENTS

A104



1 FLOOR PLAN - ROOF
1/8" = 1'-0"

Kimley»Horn

2021 ©

THE BILTMORE
SUITE 601
617 WEST PEACHTREE STREET NW
ATLANTA, GA 30308

PHONE: 404.419.8700

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h+k

Hellmuth, Obata & Kassabaum, Inc.
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Atlanta, GA 30303 USA
t +1 404 439 9000 f +1 404 439 9001

SEALS

PRELIMINARY DRAWINGS
DO NOT USE FOR CONSTRUCTION

PORSCHE

PCNA PARKING DECK at PCNA HEADQUARTERS AND EXPERIENCE CENTER

110 Porsche Avenue,
Hapeville, GA 30354

CLIENT PROJECT INFO

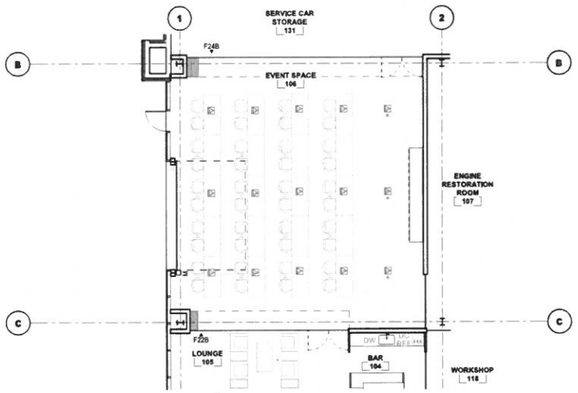
NO	DATE	DRAWING ISSUE DESCRIPTION
2	10-18-21	DRC Submittal
1	08-13-21	Schematic Design Documents

DESIGNED BY Designer
DRAWN BY Author
CHECKED BY Checker
SCALE AS INDICATED
DATE
PROJECT NO 21.16000.00
FILENAME PCNA Parking Deck_R20

FLOOR PLAN - ROOF

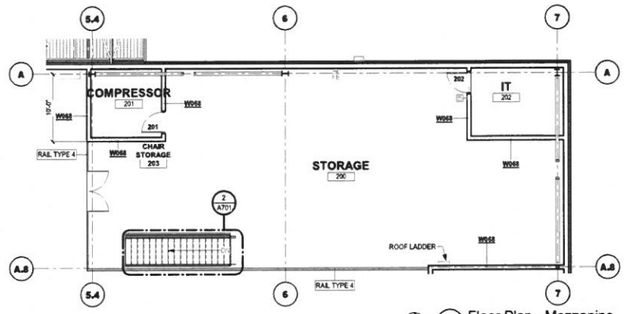
PROGRESS DESIGN DOCUMENTS

A105



3 A201 Folding Glass Wall Add Alternate
1/8" = 1'-0"

PROJECT NORTH



2 A201 Floor Plan - Mezzanine
1/8" = 1'-0"

PROJECT NORTH

Grid Legend

STEEL GRIDLINE - COLUMN GL

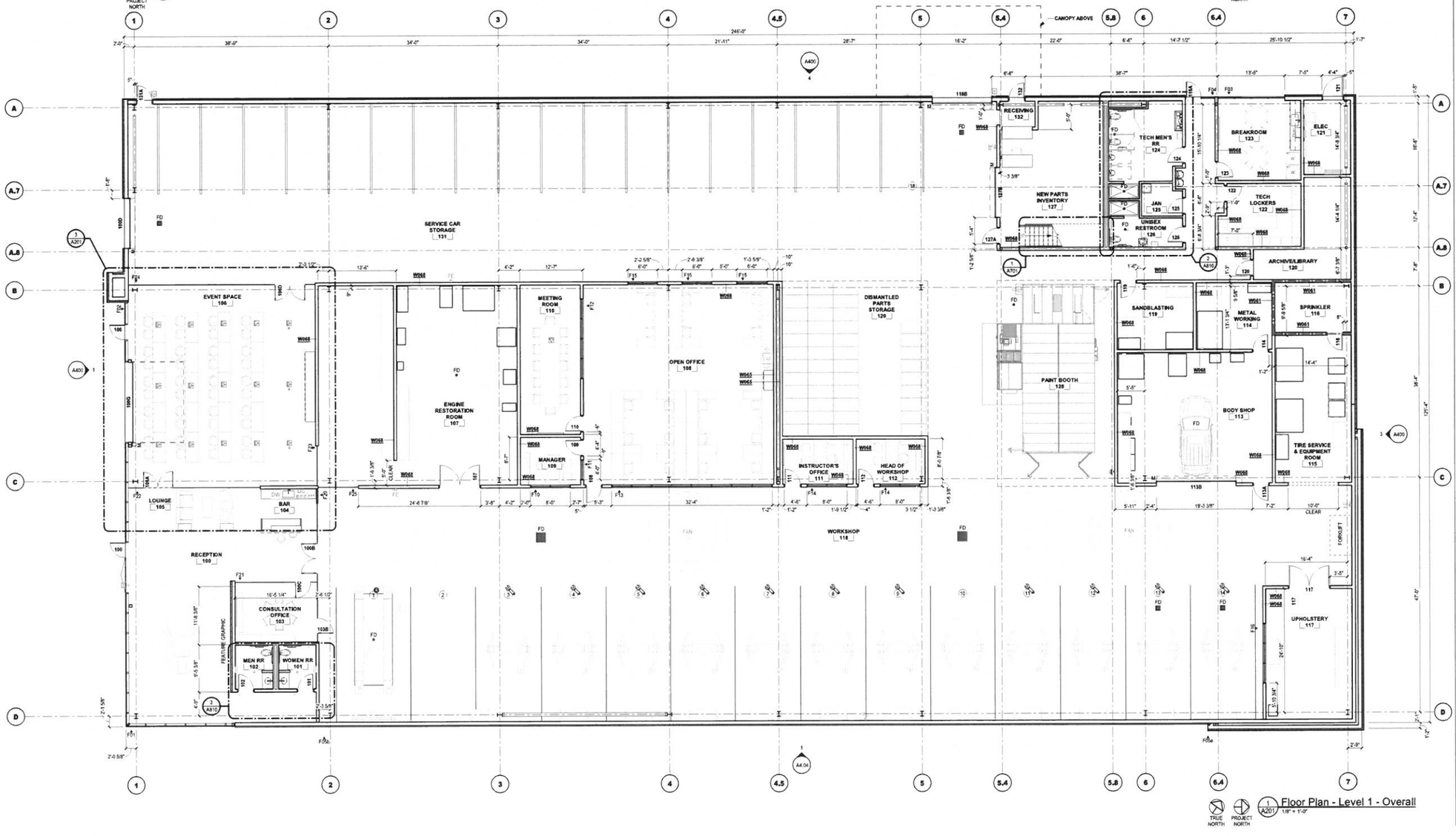
Partition Legend

SEE A550 FOR PARTITION TYPES.
UNTAGGED STUD PARTITIONS ARE W030 (TYP).
UNTAGGED MASONRY PARTITIONS ARE W180 (TYP).
DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNO.

GWB & STUD PARTITION

Sound Attenuation Keynotes

ALL STUD WALLS SURROUNDING AND WITHIN THE ROOM ARE TO RECEIVE SOUND ATTENUATION INSULATION THE FULL DEPTH AND HEIGHT OF THE STUD CAVITY. SEAL ALL WALL PENETRATIONS.



TRUE NORTH PROJECT NORTH

1 A201 Floor Plan - Level 1 - Overall
1/8" = 1'-0"

PRAXIS3
100 Peachtree St NW Suite 1450 Atlanta, GA 30303
404-875-4500 tel
404-876-8884 fax
www.praxis3.com

NOT RELEASED FOR CONSTRUCTION OR PERMIT

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Rev	Date	Comments
	10.08.2021	100% DD Set

Client:
Porsche Cars North America

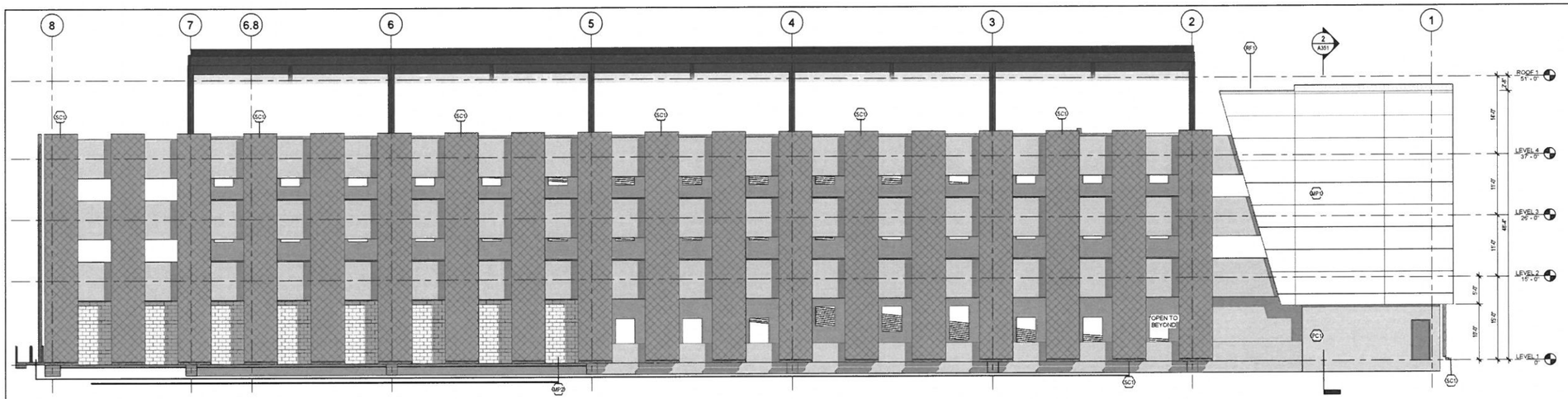
One Porsche Drive, Atlanta GA 30354

Project Number: 21121
Project Name:
PCNA Classic Car Restoration Facility

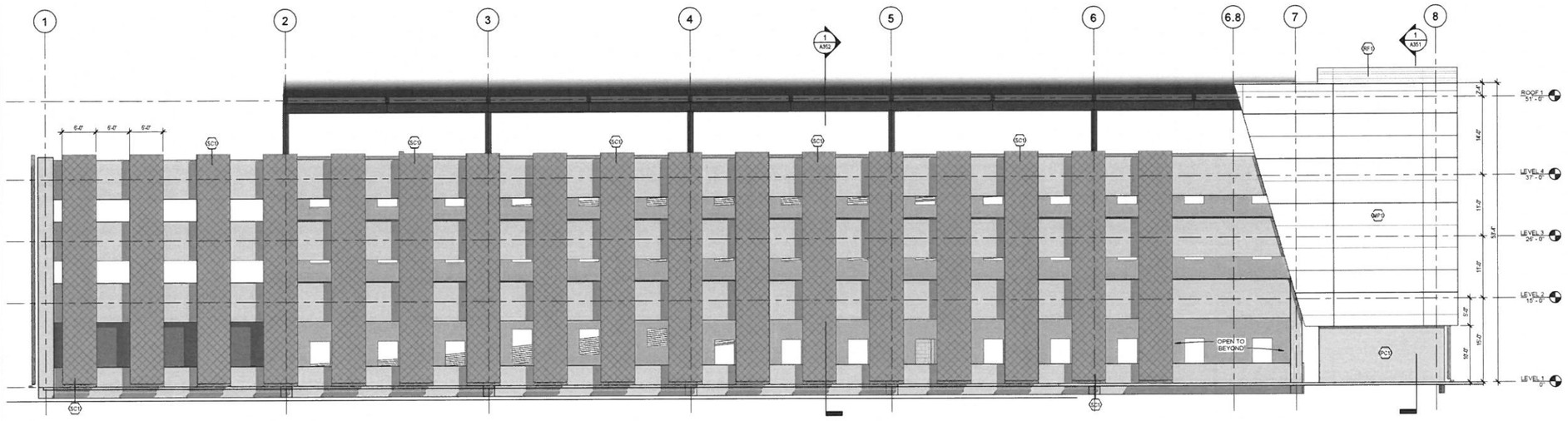
Porsche Ave., Hapeville, GA 30354

Sheet Title:
Floor Plan - Level 1 & Mezzanine

Sheet Number:
A201



2 NORTH ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

MP 1 COMPOSITE PANEL WALL SYSTEM
-ALUMINUM COMPOSITE METAL PANEL
-COLOR:
-PPG - 2-COAT CLEAR
-GLOSS WHITE

SC1 GREEN SCREEN WALL SYSTEM
-PREFABRICATED GREEN WALL TRELLIS
-COLOR:
-GALVANIZED METAL
-GLOSS COAT PAINTED FINISH
-SUPPORTED BY STRUCTURAL STEEL FRAME BACK TO PRECAST PARKING DECK

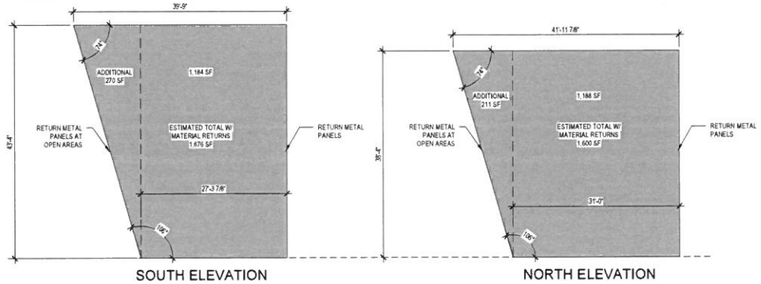
MP 2 METAL PANEL ON CMU BACKUP
-B.O.D.: CENTRIA CONCEPT SERIES CS-660
-COLOR AND PROFILE:
-TO MATCH OPD (EG1 TRAINING)

RF1 ROOFING ASSEMBLY SYSTEM
-FLUSH BATTEN METAL ROOF
-ICE & WATER SHIELD
-COLOR:
-PPG - 2-COAT CLEAR
-GLOSS WHITE

PC1 PRECAST CONCRETE STRUCTURE

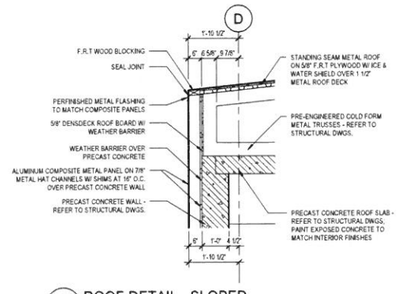
CW1 GLAZED CURTAIN WALL SYSTEM
-2 SIDED STRUCTURALLY GLAZED

MATERIAL TAKE-OFFS - ALUMINUM COMPOSITE METAL PANELS



SOUTH ELEVATION

NORTH ELEVATION



3 ROOF DETAIL - SLOPED
1/2" = 1'-0"

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THE BILTMORE
SUITE 601
617 WEST PEACHTREE STREET NW
ATLANTA, GA 30308
PHONE: 404.419.8700

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Atlanta, GA 30303 USA
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SEALS

PRELIMINARY DRAWINGS
DO NOT USE FOR CONSTRUCTION

PORSCHE

PCNA PARKING DECK at PCNA HEADQUARTERS AND EXPERIENCE CENTER

110 Porsche Avenue,
Hapeville, GA 30354

CLIENT PROJECT INFO

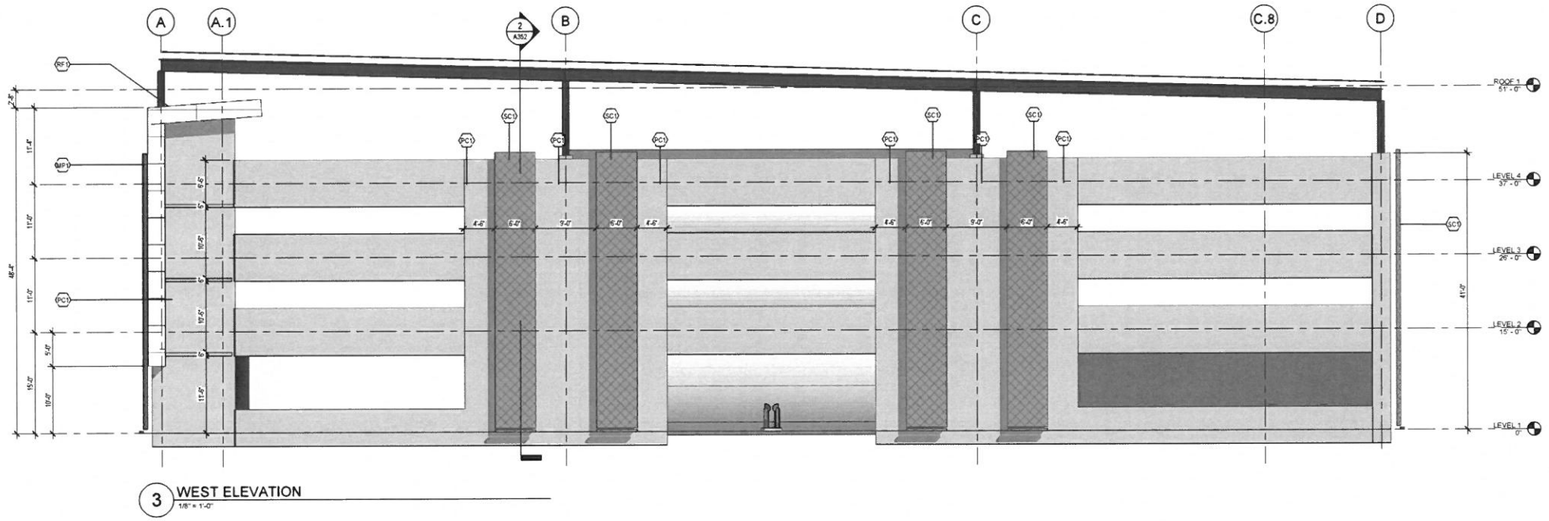
NO	DATE	DRAWING ISSUE DESCRIPTION
2	10-19-21	DRC Submittal
1	08-13-21	Schematic Design Documents

DESIGNED BY Designer
DRAWN BY Author
CHECKED BY Checker
SCALE AS INDICATED
DATE
PROJECT NO 21.16000.00
FILENAME PCNA Parking Deck_R20

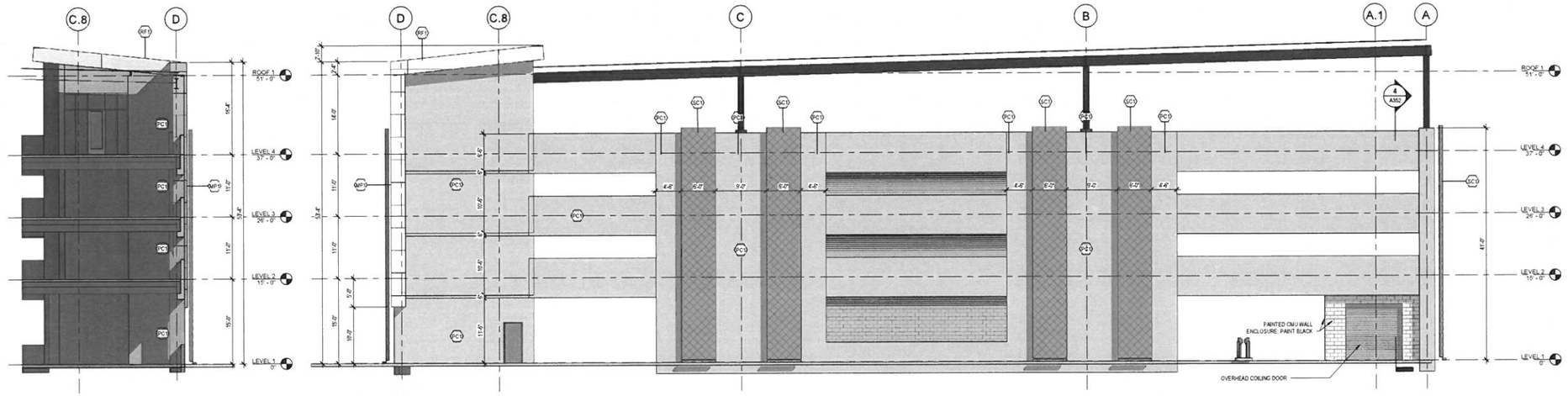
ELEVATIONS

PROGRESS DESIGN DOCUMENTS

A301



3 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH CORE WEST ELEVATION
1/8" = 1'-0"

1 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

MP 1 COMPOSITE PANEL WALL SYSTEM
-ALUMINUM COMPOSITE METAL PANEL
-COLOR:
-PPG - 2-COAT CLEAR
-GLOSS WHITE

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-PREFABRICATED GREEN WALL TRELLIS
-COLOR:
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-PPG - 2-COAT CLEAR
-GLOSS WHITE

PC1 PRECAST CONCRETE STRUCTURE

CW1 GLAZED CURTAIN WALL SYSTEM
-2 SIDED STRUCTURALLY GLAZED

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DRAWN BY Author
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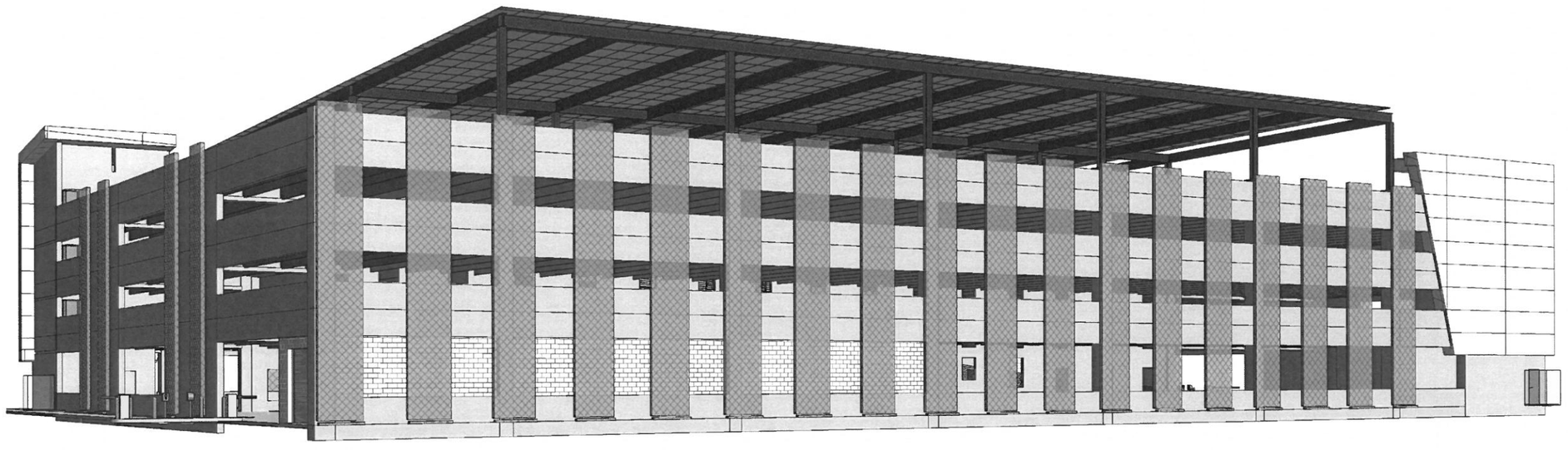
PROJECT NO 21.16000.00
FILENAME PCNA Parking Deck_R20

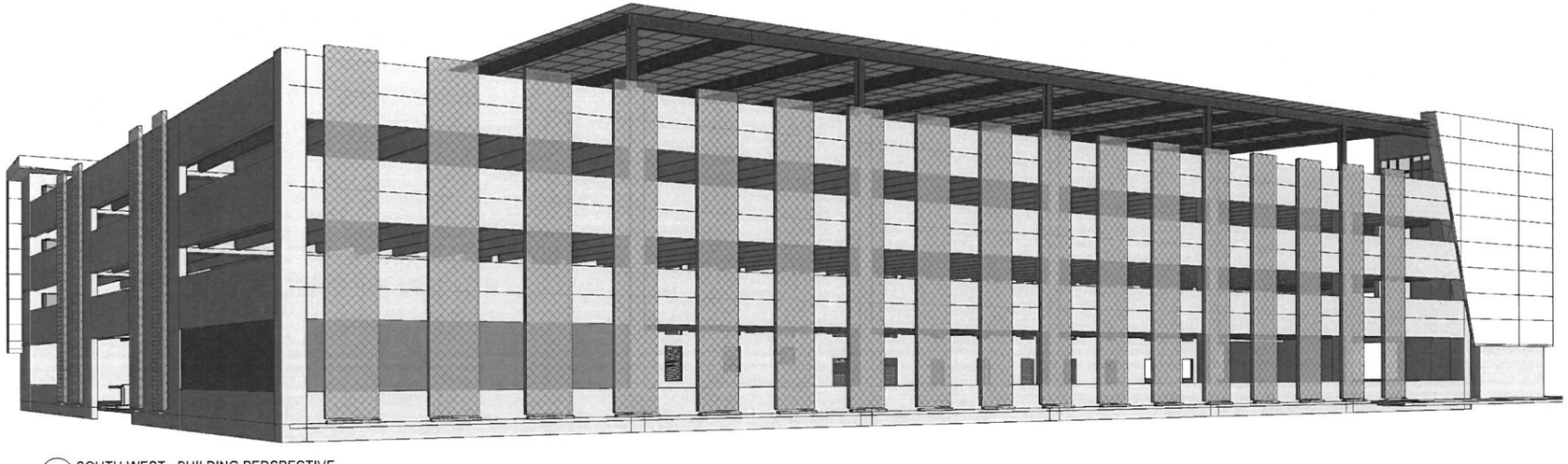
ELEVATIONS

PROGRESS DESIGN DOCUMENTS

A302



2 NORTH EAST - BUILDING PERSPECTIVE



1 SOUTH WEST - BUILDING PERSPECTIVE

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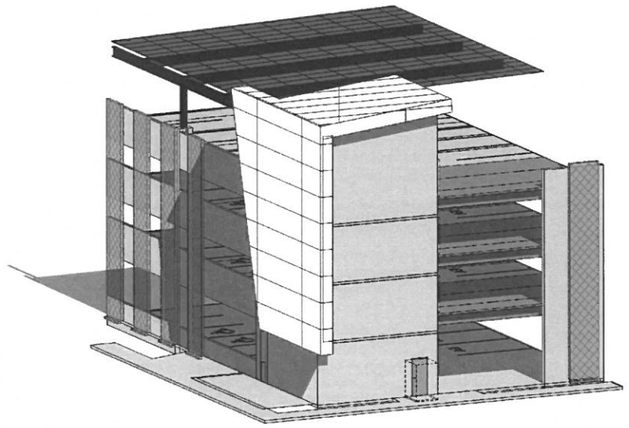
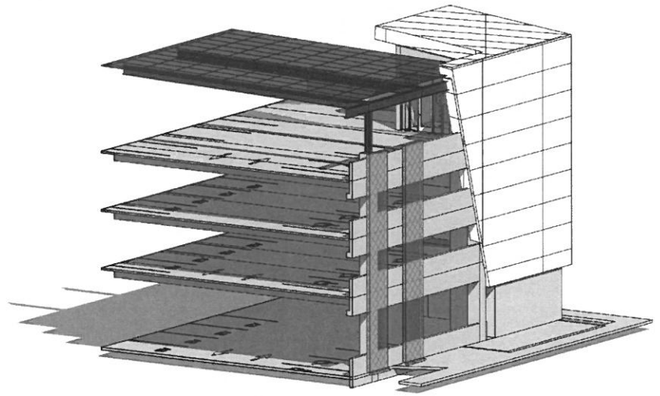
3D VIEWS

PROGRESS DESIGN DOCUMENTS

A310



1 SOUTHEAST STAIR & ELEVATOR CORE



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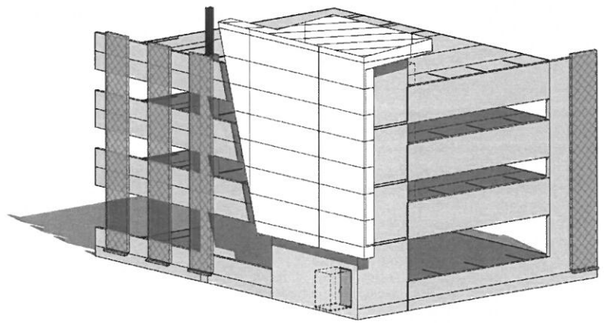
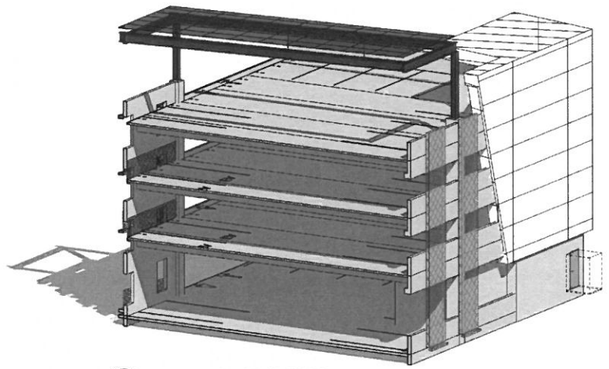
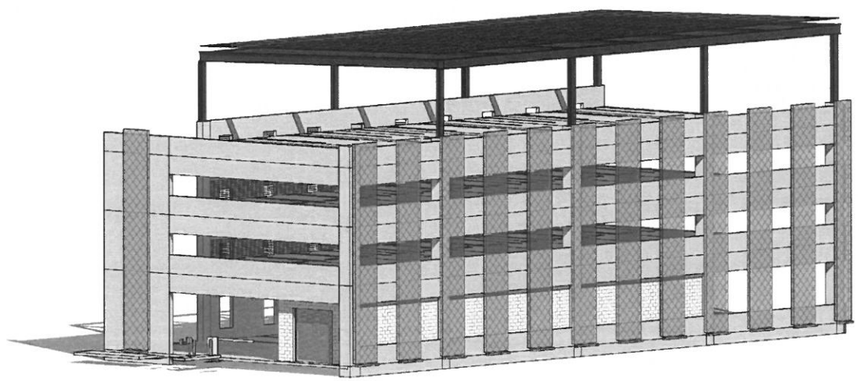


3 NORTHWEST STAIR CORE



4 NORTHWEST STAIR CORE 2



5 CARWASH

Kimley»Horn

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PROJECT NO. 21.16000.00
FILENAME PCNA Parking Deck_R20

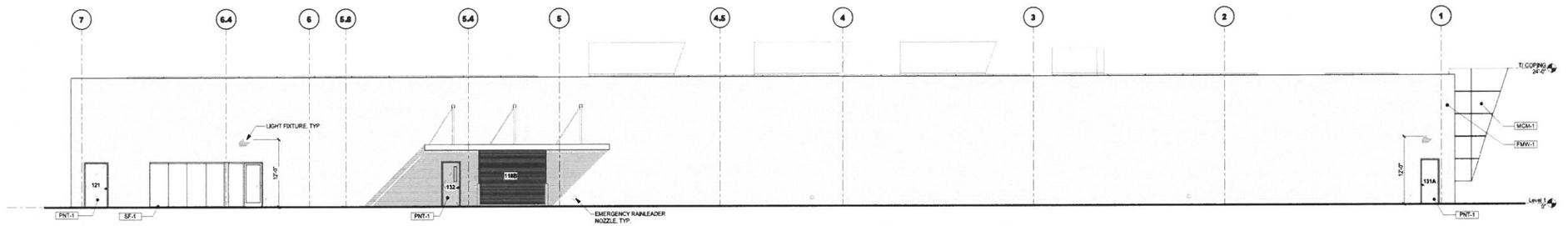
3D VIEWS

PROGRESS DESIGN DOCUMENTS

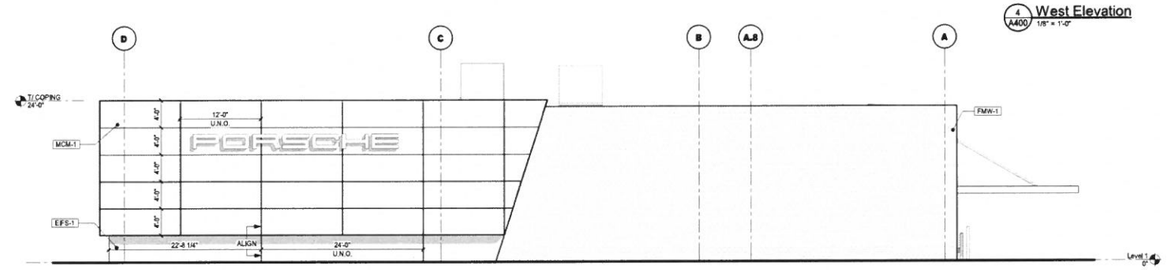
A311

EXTERIOR FINISH SCHEDULE

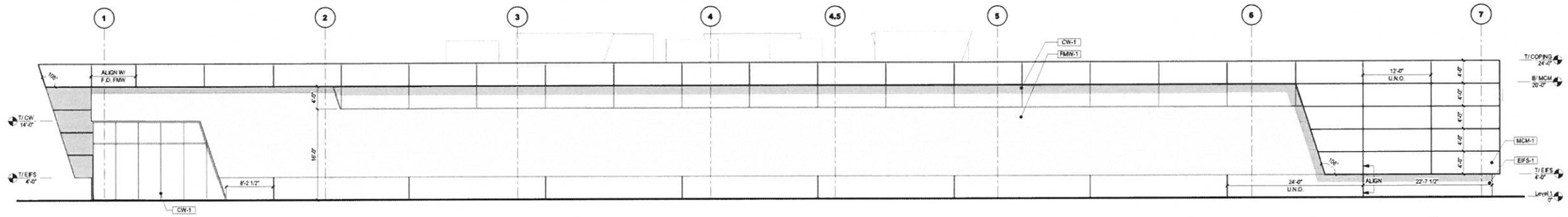
	CODE	MATERIAL	MANUFACTURER	COLOR	DESCRIPTION
EIFS	EIFS-1	EXTERIOR INSULATION FINISHING SYSTEM W/ CONTINOUS INSULATION	PAREX	NATURAL GREY	SMOOTH FINISH
METAL	MCM-1	METAL COMPOSITE PANEL	SOBOTEC	WHITE	SL-2000
	FMW-1	FORMED METAL PANEL	CENTRIA	BLACK	CS-260
	MC-1	METAL COPING		MATCH MCM-1	
	MC-2	METAL COPING		MATCH FMW-1	
	CNY-1	METAL CANOPY		BLACK	
FRAMES	SF-1	STOREFRONT FRAMES	KAWNEER	BLACK	KAWNEER TRIFAB VG 451T - CENTER GLAZED
	CW-1	CURTAIN WALL FRAMES	KAWNEER	BLACK	1600 WALL SYSTEM 2 7-1/2"
PAINT	PNT-1	EXTERIOR PAINT		BLACK	



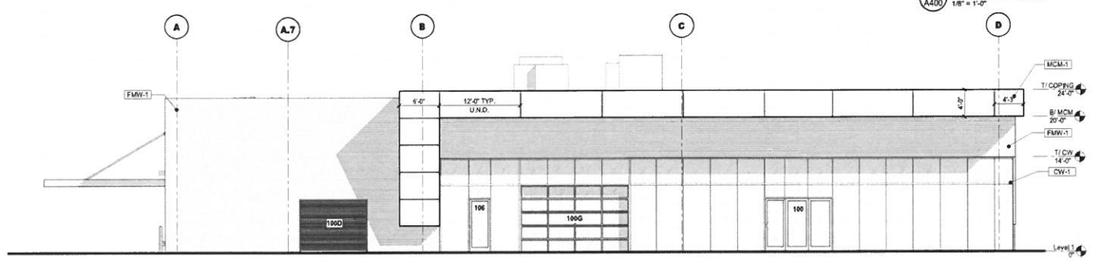
4 A400 West Elevation
1/8" = 1'-0"



3 A400 North Elevation
1/8" = 1'-0"



2 A400 East Elevation
1/8" = 1'-0"



1 A400 South Elevation
1/8" = 1'-0"

PRAXIS3
100 Peachtree St NW
Suite 1450
Atlanta, GA 30303
404-875-4500 tel
404-876-8884 fax
www.praxis3.com

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Rev	Date	Comments
	10.08.2021	100% DD Set

Client:
Porsche Cars North America

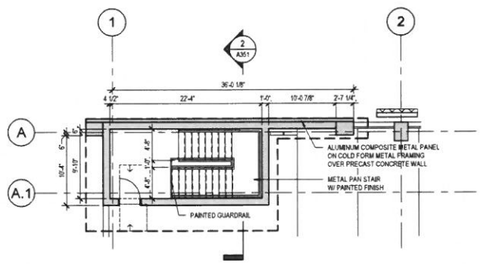
One Porsche Drive, Atlanta GA 30354

Project Number: 21121
Project Name:
PCNA Classic Car Restoration Facility

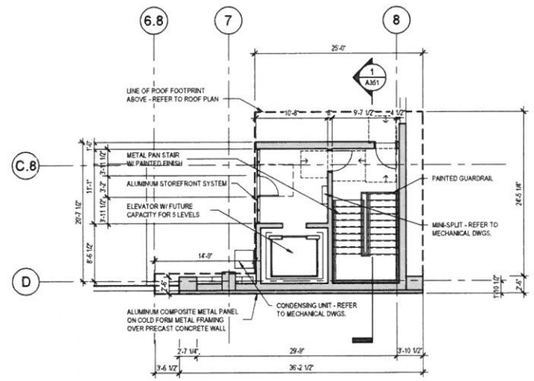
Porsche Ave., Hapeville, GA 30354

Sheet Title:
Exterior Elevations

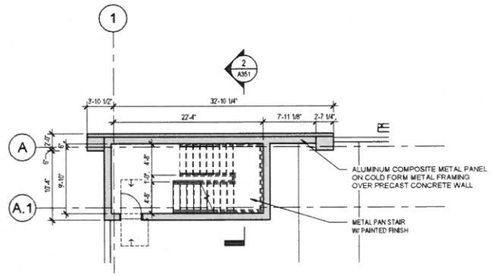
Sheet Number:
A400



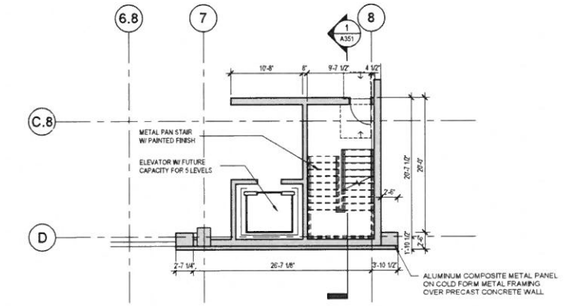
4 FLOOR PLAN - LEVEL 4 - NORTHWEST STAIR
1/8" = 1'-0"



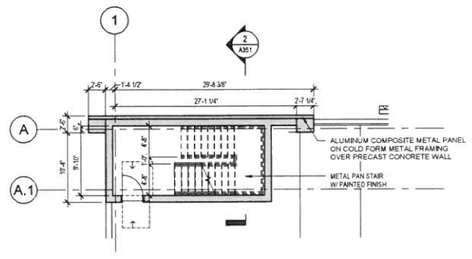
8 FLOOR PLAN - LEVEL 4 - SOUTHEAST STAIR & ELEVATOR
1/8" = 1'-0"



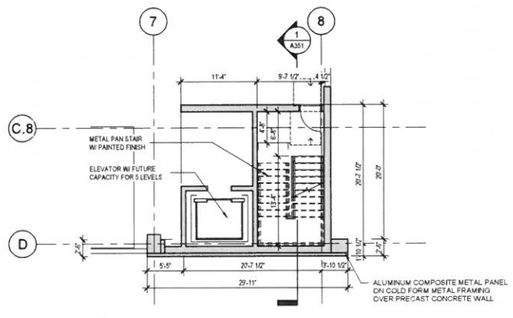
3 FLOOR PLAN - LEVEL 3 - NORTHWEST STAIR
1/8" = 1'-0"



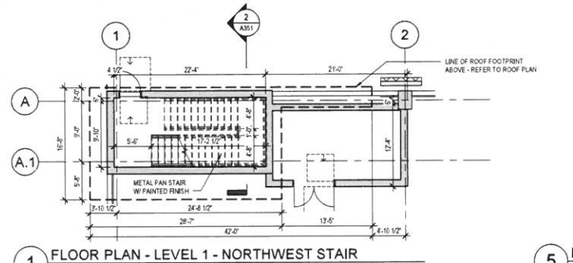
7 FLOOR PLAN - LEVEL 3 - SOUTHEAST STAIR & ELEVATOR
1/8" = 1'-0"



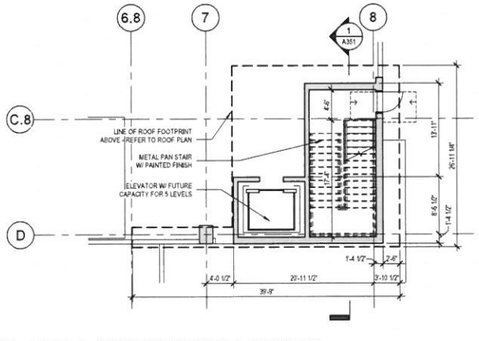
2 FLOOR PLAN - LEVEL 2 - NORTHWEST STAIR
1/8" = 1'-0"



6 FLOOR PLAN - LEVEL 2 - SOUTHEAST STAIR & ELEVATOR
1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 1 - NORTHWEST STAIR
1/8" = 1'-0"



5 FLOOR PLAN - LEVEL 1 - SOUTHEAST STAIR & ELEVATOR
1/8" = 1'-0"

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DRAWN BY: Author
CHECKED BY: Checker
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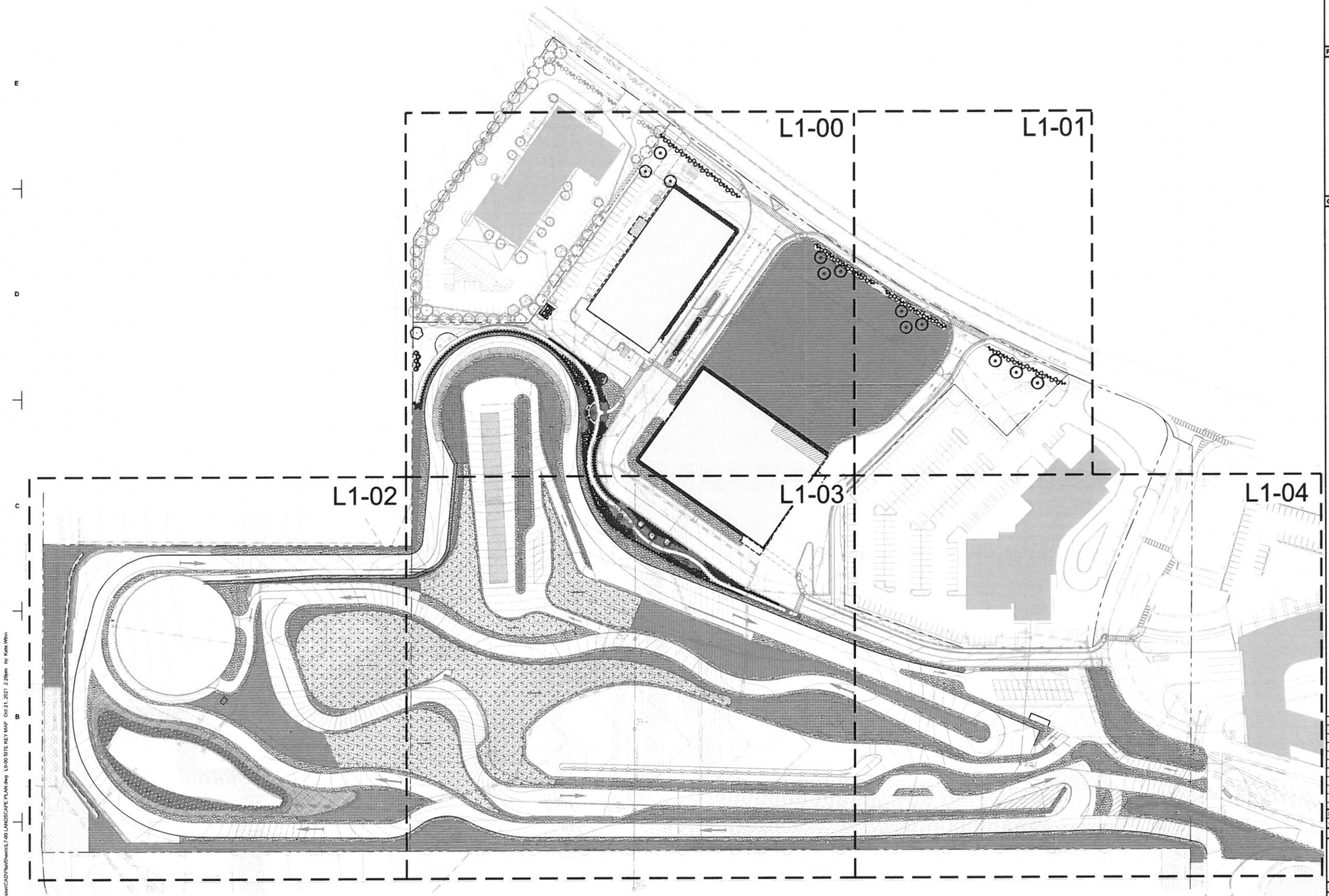
PROJECT NO.: 21.16000.00
FILENAME: PCNA Parking Deck_R20

ENLARGED VIEWS

PROGRESS DESIGN DOCUMENTS

A401



Kimley»Horn
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11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

PROJECT TITLE

PCNA ATLANTA
TRACK EXTENSION
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR

PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES

DATE	REVISION

DRAWN BY: KCW
CHECKED BY: TML

SHEET TITLE

SITE KEY MAP
L0-00

SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

GSWCC LEVEL II #: 0000062135

SCALE	AS SHOWN
DATE	08/05/2021
PROJECT NUMBER	019891003
SHEET NUMBER	USA - 4 - 20 - LP - S2 - L0-00 - AA - V

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Utilities Protection Center, Inc.
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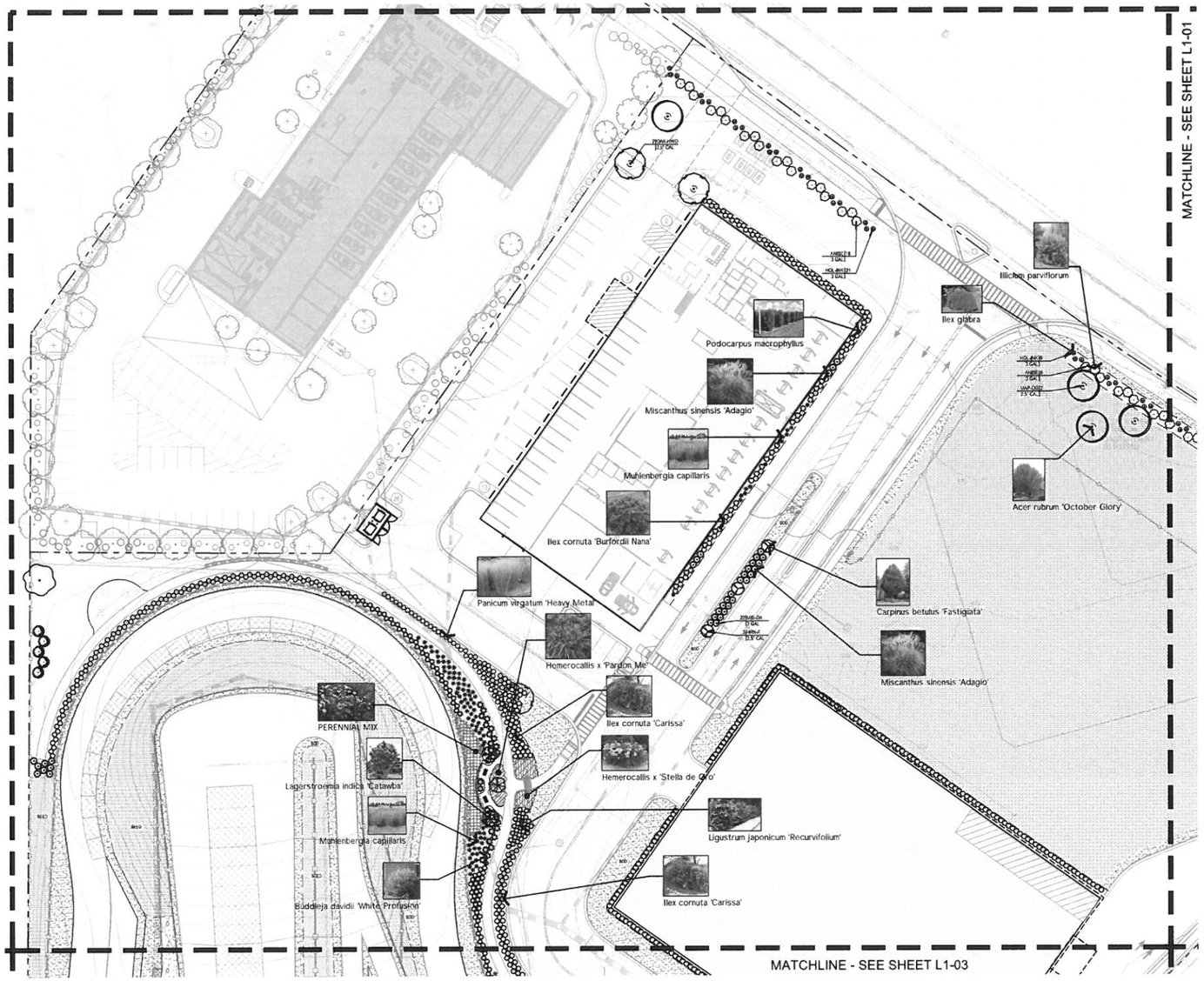
NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

Drawing name: K:\ALP_LAP\019891003_PCNA Track Extension\CAD\RasSheets\L7-00 LANDSCAPE PLAN.dwg L0-00 SITE KEY MAP Oct 21, 2021 2:20pm by Katie.Winn



PLANT SCHEDULE

TREES	CODE	COMMON NAME
	MAP-OG	OCTOBER GLORY MAPLE
	HRN-F	PYRAMIDAL EUROPEAN HORNBEAN
	OAK-WIWO	WILLOW OAK
	ELM-BOS	BOSQUE ELM
EVERGREEN TREES	**CODE**	**COMMON NAME**
	HOL-NSH	NELLIE STEVENS HOLLY
	ARB-GG	GREEN GIANT ARBORVITAE
FLOWERING TREES	**CODE**	**COMMON NAME**
	LAG-CAT	CATAWBA CRAPE MYRTLE
SHRUBS	**CODE**	**COMMON NAME**
	BUD WHP	WHITE PROFUSION BUTTERFLY BUSH
	HOL-BH	DWARF BURFORD HOLLY
	HOL-CA	CARISSA HOLLY
	HOL-INK	INKBERRY HOLLY
	ANISE	ANISE TREE
	LIR-WL	WAX LEAF LIGUSTRUM
	MIS-DA	DWARF MISCANTHUS GRASS
	MUH-P	PINK MUHLY
	SWI-HEA	BLUE SWITCH GRASS
	YEW-JA	JAPANESE YEW
SHRUB AREAS	**CODE**	**COMMON NAME**
	HEM PAR	PARDON ME DAYLILY
	DAYL-SD	STELLA DE ORO DAYLILY
SOD/SEED	**CODE**	**COMMON NAME**
	SEED-BE	BERMUDA GRASS
	SOD-BER	BERMUDA GRASS
	PEN SOU	PENNINGTON RECLAIM SOUTHEAST MIXTURE
	PEN WET	PENNINGTON RECLAIM WETLAND MIXTURE
	SEE WYA	HIGHWAY MIX

CONCEPT PLANT SCHEDULE

	PERENNIAL MIX	2,272 SF			
	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER DENSE FOLIAGE	350	1 GAL	33% @ 18" oc	
	LEUCANTHEMUM X SUPERBUM / SHASTA DAISY DENSE FOLIAGE	350	1 GAL	33% @ 18" oc	
	RUDBECKIA HIRTA / BLACK-EYED SUSAN DENSE FOLIAGE	350	1 GAL	33% @ 18" oc	

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PHONE (770) 619-4280
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PROJECT TITLE

PCNA ATLANTA
TRACK EXTENSION
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR

PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES

DATE	REVISION

DRAWN BY: KCW
CHECKED BY: TML

SHEET TITLE

LANDSCAPE PLAN
L1-00

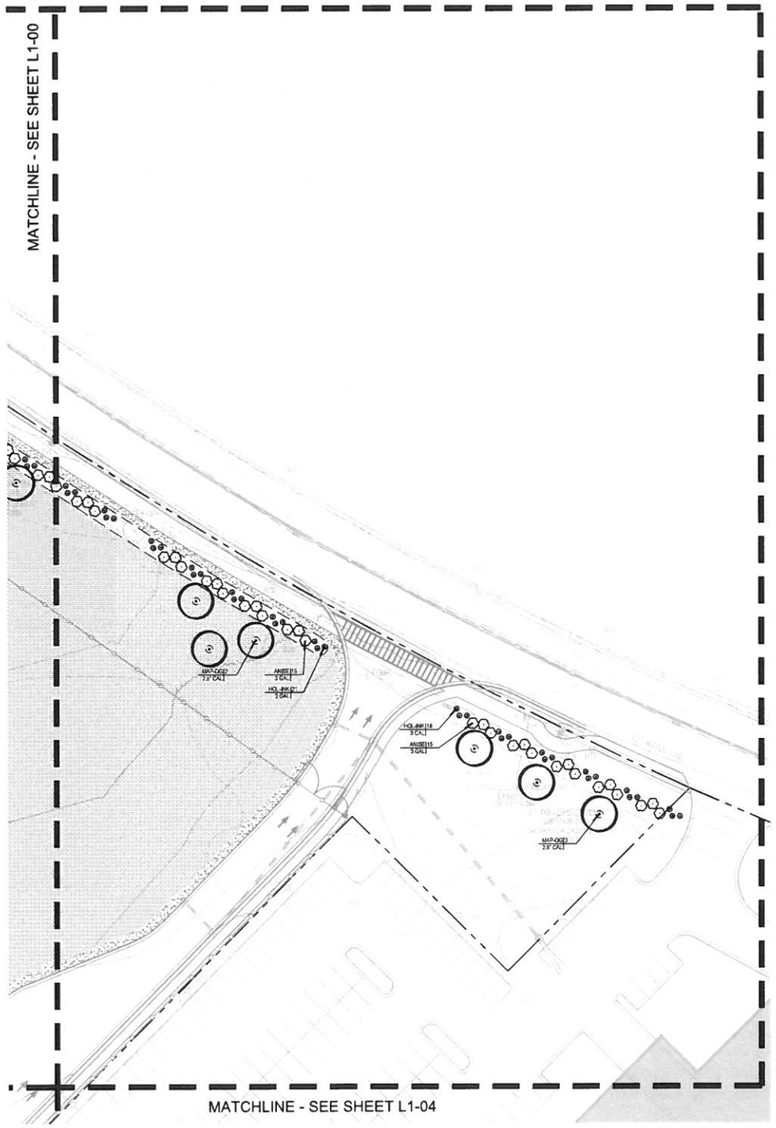
SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

GSWCC LEVEL II #: 0000062135

SCALE: AS SHOWN
DATE: 08/05/2021
PROJECT NUMBER: 019891003
SHEET NUMBER: USA - 4 - 20 - LP - 52 - L1-00 - AA - V

Drawing name: K:\ALP_LAP\019891003_PCNA Track Extension\CAD\PlanSheets\L1-00 LANDSCAPE PLAN.dwg L1-00 LANDSCAPE PLAN Oct 21, 2021 2:29pm by: Katie Winn



PLANT SCHEDULE

TREES	CODE	COMMON NAME
	MAP-OG	OCTOBER GLORY MAPLE
	HRN-F	PYRAMIDAL EUROPEAN HORNBEAN
	OAK-WIWO	WILLOW OAK
	ELM-BOS	BOSQUE ELM
EVERGREEN TREES	**CODE**	**COMMON NAME**
	HOL-NSH	NELLIE STEVENS HOLLY
	ARB-GG	GREEN GIANT ARBORVITAE
FLOWERING TREES	**CODE**	**COMMON NAME**
	LAG-CAT	CATAWBA CRAPE MYRTLE
SHRUBS	**CODE**	**COMMON NAME**
	BUD WHP	WHITE PROFUSION BUTTERFLY BUSH
	HOL-BH	DWARF BURFORD HOLLY
	HOL-CA	CARISSA HOLLY
	HOL-INK	INKBERRY HOLLY
	ANISE	ANISE TREE
	LIR-WL	WAX LEAF LIGUSTRUM
	MIS-DA	DWARF MISCANTHUS GRASS
	MUH-P	PINK MUHLY
	SWI-HEA	BLUE SWITCH GRASS
	YEW-JA	JAPANESE YEW
SHRUB AREAS	**CODE**	**COMMON NAME**
	HEM PAR	PARDON ME DAYLILY
	DAYL-SD	STELLA DE ORO DAYLILY
SOD/SEED	**CODE**	**COMMON NAME**
	SEED-BE	BERMUDA GRASS
	SOD-BER	BERMUDA GRASS
	PEN SOU	PENNINGTON RECLAIM SOUTHEAST MIXTURE
	PEN WET	PENNINGTON RECLAIM WETLAND MIXTURE
	SEE WYA	HIGHWAY MIX

CONCEPT PLANT SCHEDULE

	PERENNIAL MIX	2,272 SF			
	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER	350	1 GAL	33% @ 18" oc	
	DENSE FOLIAGE				
	LEUCANTHEMUM X SUPERBUM / SHASTA DAISY	350	1 GAL	33% @ 18" oc	
	DENSE FOLIAGE				
	RUDBECKIA HIRTA / BLACK-EYED SUSAN	350	1 GAL	33% @ 18" oc	
	DENSE FOLIAGE				

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PROJECT TITLE

PCNA ATLANTA
TRACK EXTENSION
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR

PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES

	DATE	REVISION

DRAWN BY: KCW
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SHEET TITLE

LANDSCAPE PLAN
L1-01

SEAL

PRELIMINARY NOT FOR CONSTRUCTION

GSWCC LEVEL II #: 0000062135

SCALE: AS SHOWN
DATE: 08/05/2021
PROJECT NUMBER: 019891003
SHEET NUMBER: USA - 4 - 20 - LP - S2 - L1-01 - AA - V

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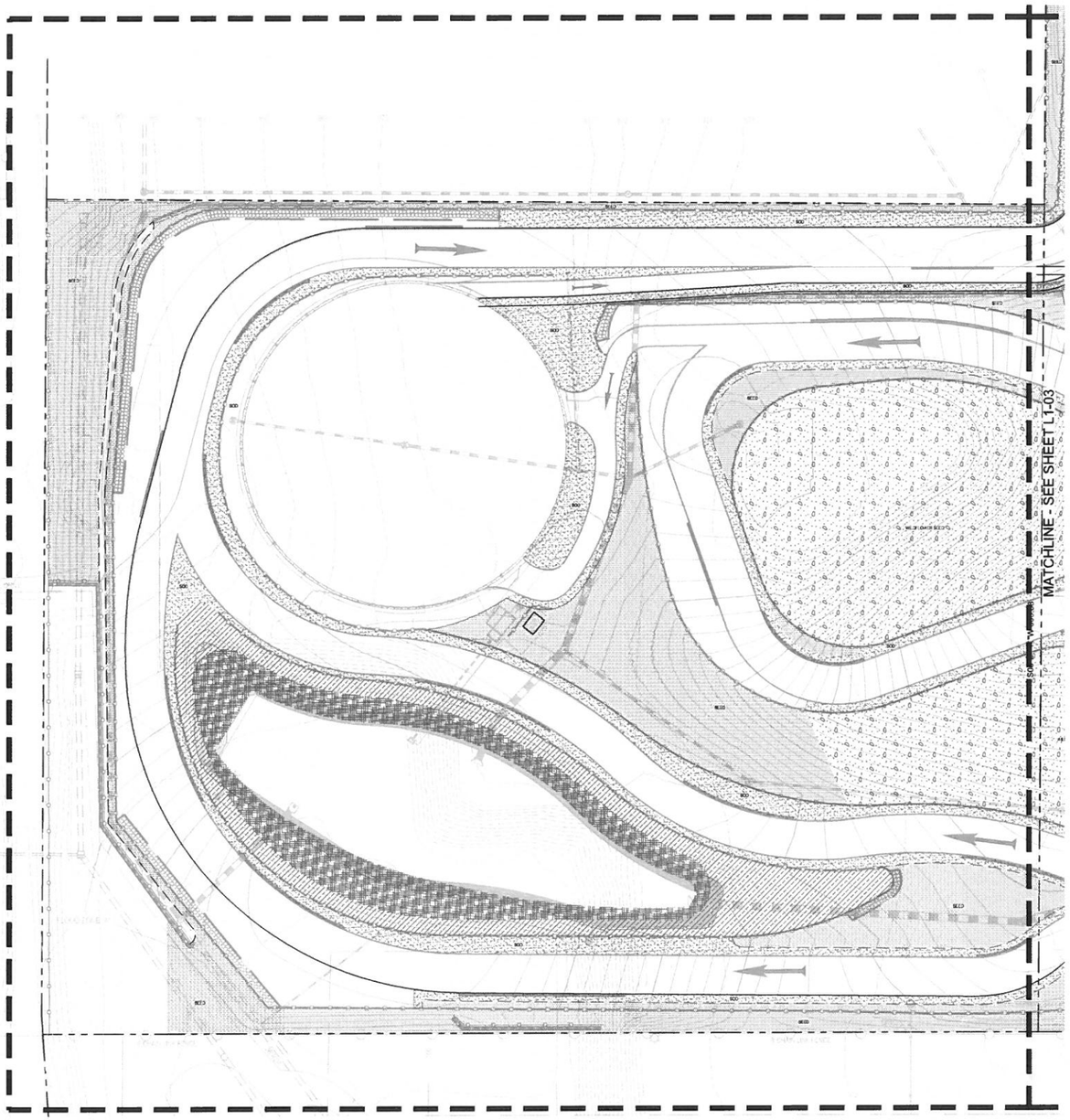

PLANT SCHEDULE

TREES	CODE	COMMON NAME
	MAP-OG	OCTOBER GLORY MAPLE
	HRN-P	PYRAMIDAL EUROPEAN HORNBEAN
	OAK-WWO	WILLOW OAK
	ELM-BOS	BOSQUE ELM
EVERGREEN TREES	**CODE**	**COMMON NAME**
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	HOL-CA	CARISSA HOLLY
	HOL-INK	INKBERRY HOLLY
	ANISE	ANISE TREE
	LIR-WL	WAX LEAF LIGUSTRUM
	MIS-DA	DWARF MISCANTHUS GRASS
	MUH-P	PINK MUHLY
	SWI-HEA	BLUE SWITCH GRASS
	YEW-JA	JAPANESE YEW
SHRUB AREAS	**CODE**	**COMMON NAME**
	HEM PAR	PARDON ME DAYLILY
	DAYL-SID	STELLA DE ORO DAYLILY
SOD/SEED	**CODE**	**COMMON NAME**
	SEED-BE	BERMUDA GRASS
	SOD-BER	BERMUDA GRASS
	PEN SOU	PENNINGTON REGLAIM SOUTHEAST MIXTURE
	PEN WET	PENNINGTON REGLAIM WETLAND MIXTURE
	SEE WYA	HIGHWAY MIX

CONCEPT PLANT SCHEDULE

	PERENNIAL MIX	2,272 SF			
	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER DENSE FOLIAGE	350	1 GAL	33% @ 18" oc	
	LEUCANTHEMUM X SUPERBUM / SHASTA DAISY DENSE FOLIAGE	350	1 GAL	33% @ 18" oc	
	RUDBECKIA HIRTA / BLACK-EYED SUSAN DENSE FOLIAGE	350	1 GAL	33% @ 18" oc	

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PROJECT TITLE

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TRACK EXTENSION
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR

PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES

DATE	REVISION

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SHEET TITLE

LANDSCAPE PLAN
L1-02

SEAL

PRELIMINARY NOT FOR CONSTRUCTION

GSWCC LEVEL II #: 00000062135

SCALE: AS SHOWN
DATE: 08/05/2021
PROJECT NUMBER: 019891003
SHEET NUMBER: USA - 4 - 20 - LP - S2 - L1-02 - AA - V

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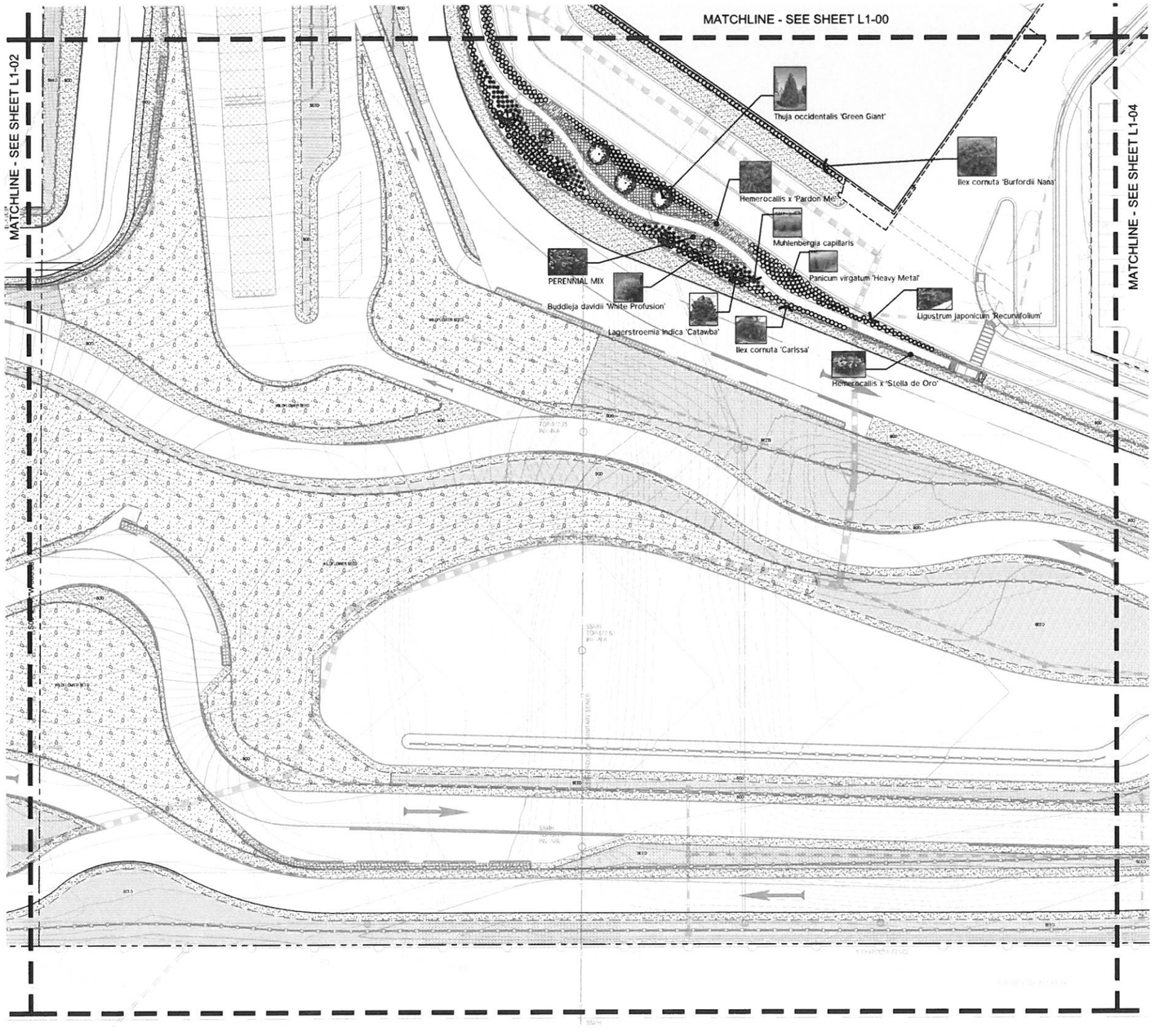

PLANT SCHEDULE

TREES	CODE	COMMON NAME
	MAP-OG	OCTOBER GLORY MAPLE
	HRN-P	PYRAMIDAL EUROPEAN HORNBEAN
	OAK-WWO	WILLOW OAK
	ELM-BOS	BOSQUE ELM
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	ARB-GG	GREEN GIANT ARBORVITAE
FLOWERING TREES	**CODE**	**COMMON NAME**
	LAG-CAT	CATAWBA CRAPE MYRTLE
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	BUD-WHP	WHITE PROFUSION BUTTERFLY BUSH
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	HOL-CA	CARISSA HOLLY
	HOL-INK	INKBERRY HOLLY
	ANISE	ANISE TREE
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SHRUB AREAS	**CODE**	**COMMON NAME**
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	SEED-BE	BERMUDA GRASS
	SOD-BER	BERMUDA GRASS
	PEN SOU	PENNINGTON RECLAIM SOUTHEAST MIXTURE
	PEN WET	PENNINGTON RECLAIM WETLAND MIXTURE
	SEE WYA	HIGHWAY MIX

CONCEPT PLANT SCHEDULE

	PERENNIAL MIX	2,272 SF		
	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER DENSE FOLIAGE	350	1 GAL	33% @ 18" oc
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PROJECT TITLE

PCNA ATLANTA
TRACK EXTENSION
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR

PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES

DATE	REVISION

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SHEET TITLE

LANDSCAPE PLAN
L1-03

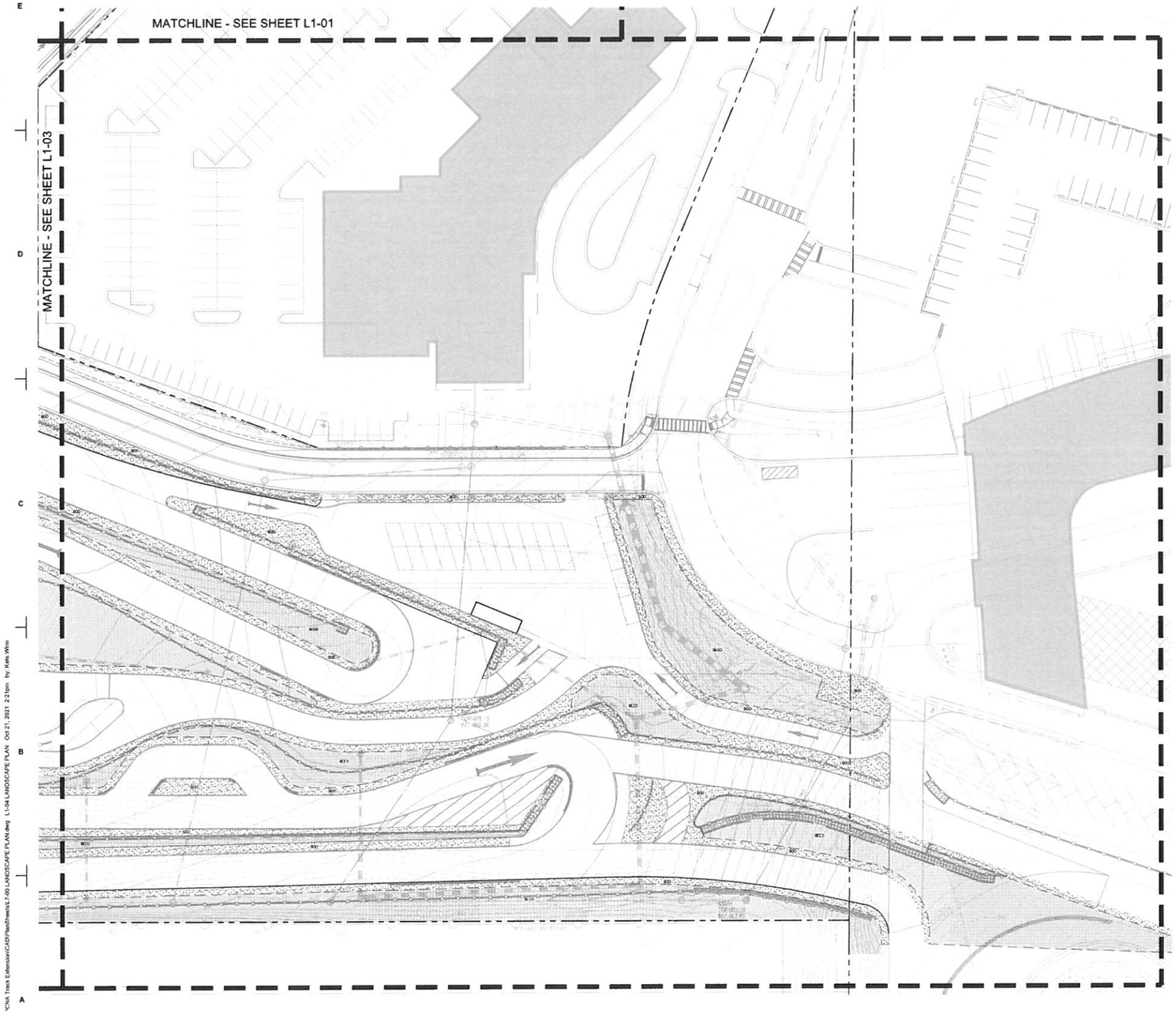
SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

GSWCC LEVEL II #: 00000062135

SCALE	AS SHOWN
DATE	08/05/2021
PROJECT NUMBER	019891003
SHEET NUMBER	USA - 4 - 20 - LP - 52 - L1-03 - AA - V

Drawing name: K:\ALP_LAP\019891003_PCNA Track Extension\CAD\PlanSheets\L7-00 LANDSCAPE PLAN.dwg L1-03 LANDSCAPE PLAN Oct 21, 2021 2:20pm by Katie Winn



PLANT SCHEDULE

TREES	CODE	COMMON NAME
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	MIS-DA	DWARF MISCANTHUS GRASS
	MUH-P	PINK MUHLY
	SWI-HEA	BLUE SWITCH GRASS
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	PEN WET	PENNINGTON RECLAIM WETLAND MIXTURE
	SEE WYA	HIGHWAY MIX

CONCEPT PLANT SCHEDULE

	PERENNIAL MIX	2,272 SF		
	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER DENSE FOLIAGE	350	1 GAL	33% @ 18" oc
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	RUDBECKIA HIRTA / BLACK-EYED SUSAN DENSE FOLIAGE	350	1 GAL	33% @ 18" oc

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PROJECT TITLE

PCNA ATLANTA TRACK EXTENSION
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR

PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES

DATE	REVISION

DRAWN BY: KCW
CHECKED BY: TML

SHEET TITLE

LANDSCAPE PLAN
L1-04

SEAL

PRELIMINARY NOT FOR CONSTRUCTION

GSWCC LEVEL II #: 00000062135

SCALE	AS SHOWN
DATE	08/05/2021
PROJECT NUMBER	019891003
SHEET NUMBER	USA - 4 - 20 - LP - 52 - L1-04 - AA - V

Drawing name: K:\ALP_LAP\019891003_PCNA Track Extension\CAD\PlanSheets\L7-00 LANDSCAPE PLAN.dwg L1-04 LANDSCAPE PLAN Oct 21, 2021 2:21pm by Kate Winn

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: November 9, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – Porsche Parking Deck, Car Restoration Facility, and Track Expansion

BACKGROUND

The City of Hapeville has received a site plan application from Porsche Cars North America, Inc. on behalf to construct of an asphalt track extension to the existing facilities at the Porsche Experience, construction of a parking deck (S-2, storage occupancy), and development of a classic car restoration facility. The lot is currently partially paved but is otherwise undeveloped. The site area under consideration is 28.6 +/- acres. The parking deck is 184,000 SF (45,700 SF footprint), has 472 spaces, and will be made from composite panel wall system and green screen walls. The deck base structure is constructed of precast concrete. The classic car restoration facility is 33,005 SF (31,058 SF) and will be made of metal composite paneling and glass. The structure will be constructed of structural steel and concrete.

The property is zoned B-P, Business Park. The B-P zoning district requires new construction to reflect the designs of buildings immediately adjacent to the zone.

The property is zoned B-P, Business Park, and is subject to the Commercial/Mixed-Use area, Subarea B, of the Architectural Design Standards. Porsche's office headquarters are located on an adjacent lot located in the City of Atlanta and use at least 200,000 square feet of space, making these proposed uses permitted uses in the B-P district.

REVIEW

ARTICLE 18. - B-P ZONE (BUSINESS PARK)

Sec. 93-18-1. - Intent.

(a) The purpose of this district is to encourage the development of a high-quality community of businesses, office services and recreation uses to promote economic development for the city by fostering the creation of significant employment centers.

(b) In order to further the achievement of this purpose, applicants for development within the B-P (business park) district shall submit proposed site development plans for review and approval in accordance with the provisions of section 93-2-16.

(c) To create continuity for the business park aesthetic, buildings and sites must reflect buildings immediately adjacent to the zone.

Sec. 93-18-2. - Permitted uses.

The uses permitted in any B-P zone shall be limited to business and professional offices, educational institutions, retail sales of new merchandise, recreational uses and services as specifically identified below. All such principal uses shall be conducted wholly within completely enclosed buildings unless otherwise specified.

(4) Auto service and repair facility, including major mechanical or body repair, when associated with a single onsite office use of at least 200,000 square feet, which may be located in another jurisdiction if it is immediately adjacent to the zone.

(12) Outdoor recreational experience center for testing or experiencing the functionality of vehicles when associated with a single onsite office use of at least 200,000 square feet, which may be located in another jurisdiction if it is immediately adjacent to the zone.

(15) Accessory buildings and uses customarily associated with and incidental to the above principal uses.

Sec. 93-18-3. - Off-street parking and loading requirements.

(a) Commercial and office uses shall have a minimum of four off-street parking spaces per 1,000 square feet of gross floor area.

(b) Restaurants, grills, cafes, taverns and similar eating and drinking establishments shall have three parking spaces for every 1,000 square feet of enclosed or unenclosed floor area.

(c) Accessory indoor or outdoor dining when limited to 25 percent of the total gross floor area of the building or business shall have no minimum parking requirement.

(d) Computer processing and data processing facilities shall have a minimum of two off-street parking spaces per 800 square feet of gross floor area.

(e) Hotels and motels shall have minimum parking spaces available for 80 percent of the total number of lodging units.

(f) Auditoriums, assembly areas and similar facilities shall have a minimum of one parking space for each three seats in such facility.

(g) Loading spaces for buildings:

(1) Up to 10,000 square feet of total floor area; no loading spaces required.

(2) Between 10,001 square feet to 40,000 square feet of total floor area; one loading space required.

1 loading space required for the Classic Car Restoration Facility

(3) More than 40,001 square feet of total floor area; two loading spaces required.

By virtue of the parking deck being used only for parking and no commercial uses within the structure, no loading space would be required.

(h) Parking for an outdoor recreational experience center shall have a minimum of four off-street parking spaces per 1,000 square feet of gross heated floor area within a building or structure.

There is no new structure associated with the outdoor recreational experience center. All parking is accommodated at the existing PCNA Experience Center. Should a new facility be built, parking would be required.

(i) Auto service and repair facilities shall have a minimum of three off-street parking spaces per 1,000 square feet of gross floor area. Auto service and repair facilities that include major mechanical or body repair shall have one off-street parking space per 1,000 square feet of gross floor area.

The Classic Car Restoration Facility, 33,005 SF will have 48 spaces available onsite. Required spaces are 33.

(j) Shared parking is allowed within the B-P zoning district provided that aggregate minimum parking is accommodated within adjacent parcels in the district or in another jurisdiction if it is immediately adjacent to the B-P district. Parking garages are permitted when used to satisfy the parking requirements.

The Parking Garage will be used as shared parking employees and visitors to the PCNA Headquarters as well as other campus uses and will be able to accommodate future development.

Sec. 93-18-4. - Height requirements.

No structure shall exceed 105 feet or eight stories in height, unless additional height is approved by the planning commission, the Federal Aviation Administration, the city building official and the fire chief to ensure that fire safety design standards are met. The Federal Aviation Administration must approve all building heights.

The Classic Car Restoration Facility is 24'.
The Parking Deck is 41' 6".
These are within the height requirements by City Code. FAA approval must be obtained.

Sec. 93-18-5. - Site development and improvement standards.

In order to establish and maintain the B-P (Business Park) district as a quality area which will preserve the investments of all landowners and developers, as well as the tax base of the city, all construction and development within the B-P district shall comply with the following standards:

(1) *Minimum lot area.* The minimum lot area for any building site shall be 10,000 square feet.

Compliant

(2) *Setbacks for front, rear and side yards.*
   a. There is no setback requirement.
   b. Only driveways, interior vehicular circulation drives, permitted signs, and landscaped areas shall be allowed between a building and the front property line.

Requested variance for temporary use of parking between the parking garage and Porsche Ave has already been approved.

(3) *Buildings.*
   a. Exterior wall materials shall be one or more of the following:
      1. Hard-coat stucco;
      2. Stone with either a weathered face or a polished, fluted or broken face. No quarry-faced stone shall be used except in retaining walls;
      3. Fiber-cement siding;
      4. Glass;
      5. Metal and metal panel; or
      6. Concrete masonry.
         i. Units shall be those generally described by the National Concrete Masonry Association as "customized architectural concrete masonry units" or shall be

broken faced brick-type units with marble aggregate. There shall be no exposed concrete block on the exterior of any building visible from any public right-of-way. Any concrete masonry units that have gray cement color visible from any public right-of-way shall be coated with a coating approved by the design review committee.

ii. Concrete may be poured in-place, tilt-up or precast. Poured in-place and tilt-up walls may be exposed or have a finish of stone, a texture, metal panels or screening, or a coating. Textured finishes shall be coated. Coating shall be an approved cementitious of any epoxy type with a life expectancy of at least ten years.

b. Other exterior wall materials may be used only with the prior approval of the design review committee. Approval or disapproval will be judged on the appropriateness of the materials when considered in context with other buildings in the same business park.

Green materials proposed to soften the façade.

c. Outside storage of materials is prohibited.

No outdoor storage is proposed.

d. Roof-mounted equipment shall be located and/or screened to minimize visibility from streets or surrounding buildings.

Roof mounted solar may be included, and if so, will adhere to the City's Code.

(4) *Landscaping.* Landscaping design standards shall be established during design review. Approval or disapproval will be judged on the appropriateness of the materials when considered in context of the location of the landscaping, the visibility of the landscaping to the general public on the nearest public right-of-way and in context with other buildings in the same business park.

The Design Review Committee will evaluate landscaping design standards in concert with the Planner and City Arborist.

(5) *Exterior lighting.* All exterior lighting shall comply with FAA requirements related to aircraft safety, and all exterior lighting shall be maintained in accordance with plans and specifications submitted to and approved by the building official.

No lighting plan has been provided. All exterior lighting must comply with FAA requirements.

REQUIREMENTS

Sec. 93-2-16. - Site plan review.

(a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.

(b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

(c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

(1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

a. The locations, size and height of all existing and proposed structures on the site.

- ***The subject tract is partially paved but otherwise undeveloped.***
- ***Setbacks are not required in the B-P district for the main building.***
- ***The Classic Car Restoration Facility will be 24' tall and 33,005 SF***
  The Parking Deck will be 41' 6" tall and 184,000 SF.

b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

- ***The project will utilize 2 allowable curb cuts onto the property.***
- ***The sidewalk is shown and is consistent with the sidewalk installed in front of the existing service center and the adjacent KImpton Hotel. The sidewalk should adhere to the Commercial/Mixed Use standard (5' landscape zone, 10' sidewalk/clear area). Dimensions have not been provided.***

c. The locations, area and number of proposed parking spaces.

The new parking deck will have 472 spaces shared between uses. The Classic Car Restoration Facility will have 48 spaces. For a**uto service and repair facilities that include major mechanical or body repair shall have one off-street parking space per 1,000 square feet of gross floor area or 33 parking spaces.**

One loading space is required for buildings between 10,001 sf and 40,000 sf. There is no loading space and the parking spaces significantly exceed the minimum parking requirements. While shared parking is allowed within the B-P zoning district, the applicant should indicate the need for the additional parking spaces as part of the overall property development plan, particularly in light of the adjacent parking deck.

d. Existing and proposed grades at an interval of five feet or less.

- ***Compliant***

e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

- ***There is one tree on the site – a 42" Water Oak that is intended to be saved.***

f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground

cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.

- ***A landscape plan has been provided and will be reviewed by the Design Review Committee per the B-P Code.***

g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

- ***The site will be used for a classic car restoration facility, a parking deck (for current and future uses) and a track expansion. There will be a large temporary green space between the parking deck and Porsche Ave until a future use is determined. There are greenspaces throughout the project.***

h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

- ***A security fence to match the existing adjacent uses will be installed.***

i. The identification and location of all refuse collection facilities, including screening to be provided.

- ***A dumpster and enclosure is shown on the Classic Car Restoration portion.***

j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

- ***See engineer's report.***

k. Location and size of all signs.

- ***The applicant must apply separately for a sign permit for each sign, and the signs must conform to the City's sign ordinance.***

(2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***

(3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***

(4) *Project data.*

a. Site area (square feet and acres).

- ***The minimum lot size is 10,000 SF. The lot is 30.53 acres or 1,329,898 SF, which is compliant.***

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

- ***Impervious surface area has been given as 644,726 or 48.4%. B-P zoning does not have any maximum site coverage. The breakdown is as follows: building coverage 79,172 SSF, Parking 18,325 SF, Loading and Driveways 120,383 SF, Track Pavement 443,846 SF.***

c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

- ***Not applicable.***

d. Floor area in nonresidential use by category.

- ***The FAR is .16.***

e. Total floor area ratio and/or residential density distribution.

- ***Not applicable.***

f. Number of parking spaces and area of paved surface for parking and circulation.

- ***The facility will have 472 parking spaces in the parking deck and 48 parking spaces at the Classic Car Restoration Facility.***

(5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

- ***Authorization from the owner of the property has been provided.***
- ***The applicant should provide an anticipated development schedule.***

ARTICLE 23. - OFF-STREET PARKING AND LOADING

Sec. 93-23-1. - Purpose and intent.

The purpose of this article is to ensure the reasonable provision of off-street parking and loading facilities within the city. The requirements contained herein are minimum standards only, and are intended to protect and promote the health, safety and welfare of the present and future inhabitants of the city.

Sec. 93-23-2. - Entrance and exit points.

(a) Curb breaks shall not be more than 20 feet for one-way entrances, 24 feet for two-way entrances or shared driveways, or 36 feet for entrances with three lanes, unless otherwise permitted by the city community services department. Aprons may be flared up to an additional two feet on either side.
(b) Sidewalks shall be clearly continued across any intervening driveway. Such effect may be accomplished by continuing sidewalk paving materials, the use of brick pavers, paint, or any other similar high contrast material (examples are on file with planning commission staff). Other than on driveways serving single-family detached or two-family dwellings, a corresponding interior sign or painted bar or the driveway shall be provided adjacent to the sidewalk paving as it intersects the driveway which shall communicate that vehicles must stop or yield for intervening sidewalks.
(c) In no case shall there be less than 50 feet from the closest sides of any two-driveway curblines.
(d) Curb breaks shall be located at least 25 feet from the nearest intersection of two curblines as measured along one of the curblines.
(e) Business establishments on contiguous lots are encouraged to consolidate entrance and exit points.
(f) Suitable provisions, including a five-foot-wide planted buffer strip between the right-of-way and parking area shall be made to prevent entrance or exit from other than at designated entrance or exit points.

The maximum width allowed for curb breaks is 36'. The widths of the proposed curb break are 55' and 24' has not been provided but is at least 36', which is not compliant. The Community Services Director can authorize a wider curb cut.

Sec. 93-23-3. - Setbacks from property lines.

Off-street parking and loading spaces and their respective maneuvering areas shall be set back not less than five feet from all property lines, except where those spaces and areas for adjacent properties abut, or are in contiguous use, there need not be any setback.

Compliant

Sec. 93-23-4. - Maneuvering areas.

All off-street parking and loading spaces shall be provided with adequate off-street maneuvering areas.

Compliant

Sec. 93-23-6. - Reduction in area and number of parking spaces.

No open area in an off-street parking area shall be encroached upon by buildings, storage or any other use; nor shall the number of parking spaces and/or off-street loading spaces be reduced except upon approval of the board of appeals, and then only after proof that, by reason of diminution in floor area, seating area, number of employees or change in other factors controlling the regulation of the number of parking spaces, the proposed reduction is reasonable and consistent with the intent of this chapter.

The site plans do not indicate any encroachment upon the parking area by any buildings or other uses.

Sec. 93-23-7. - Mixed uses.

In the case of mixed uses, the total requirements for off-street parking and off-street loading space shall be the sum of the requirements of the various uses computed separately as specified herein. Off-street parking and off-street loading space for one use shall not be considered as providing the required off-street parking or off-street loading space for any other use.

Not applicable to non-mixed-use development.

Sec. 93-23-8. - Uses not specifically mentioned.

In the case of a use not specifically mentioned herein, the requirements for off-street parking space and off-street loading space for a use which is so mentioned, and to which that use is most similar, shall apply.

Sec. 93-23-9. - Issuance of certificate of occupancy.

No certificate of occupancy shall be issued for any building or group of buildings unless and until all required off-street parking and loading facilities are in place and ready to use.

Sec. 93-23-10. - Off-street parking requirements according to district and uses.

At the time of the erection of any building or structure hereinafter listed, or at the time any such building or structure is enlarged or increased in capacity by adding dwelling units, guestrooms, floor area, seats, beds, members or employees, there shall be provided for such new construction, enlargement or increased capacity only, off-street automobile parking space and off-street loading spaces in accordance with the minimum requirements established for each zone. The maximum number of off-street automobile parking spaces shall be 110 percent of the requirement for uses proposed at the time of development approval.

The maximum parking permitted for the project is 33 spaces for the Classic Car Restoration Facility. The applicant is proposing 48 off-street parking spaces.

Sec. 93-23-11. - Size of off-street parking spaces, including parking spaces for compact automobiles, and parking spaces for automobiles of the physically handicapped.

(a) Of the total number of parking spaces required for any nonresidential use having 20 or more off-street parking spaces, a maximum of 70 percent shall be "full-size" as described in the table below, and a minimum of 30 percent shall be "compact size" as described in the table below:

Minimum Full-Size Space Dimensions

Type of Space	Width of Space	Length of Space
Parallel at curb to angle of 29 degrees	8.5 feet	22 feet
Angle of 30 degrees to 60 degrees	9 feet	18 feet
Angle of 61 degrees to 90 degrees	10 feet	18 feet

Minimum Compact-Size Parking Space Dimensions

Type of Space	Width of Space (feet)	Length of Space (feet)
Parallel at curb to angle of 29 degrees	8	19
Angle of 30 degrees to 60 degrees	8.5	15
Angle of 61 degrees to 90 degrees	9	15

- ***At least 30% of provided parking spaces must be compact size. The plans indicate 9' x 18 spaces which are most similar to the compact parking space dimensions.***

(b) There shall be adequate interior passageways, drives and maneuver areas, as determined by the building official, to accommodate each space and to connect each space with a public street.

Compliant

(c) In addition to the above-stated requirements, parking space for automobiles of the physically handicapped shall be provided in accordance with the following standards.

(1) Access to buildings generally.

a. Accessibility to such building shall be provided from rights-of-way in parking areas by means of a pathway leading to at least one entrance generally used by the public. Such pathway shall have been cleared of all obstructions relating to construction activity, prior to the opening of the building to the general public. Where curbs exist along such pathway, as between a parking lot surface and a sidewalk surface, inclined curb approaches or curb cuts having a gradient of not more than one foot in 12 feet and a width of not less than four feet shall be provided for access by wheelchairs.

b. A parking lot servicing each entrance pathway shall have a number of level parking spaces as set forth in the following table, identified by above grade signs as being reserved for physically handicapped persons. Each parking space so reserved shall be not less than 12 feet in width.

Parking Spaces for Handicapped

Total Spaces and Lot	Required No. of Reserved Spaces
Up to 25	1
26 to 50	2
51 to 75	3
75 to 100	4
100 to 150	5
150 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
Over 1,000	20, plus 1 for each 100 over 1,000

(2) Location. Parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances.

Compliant

Sec. 93-23-12. - Location.

If the required off-street parking spaces cannot reasonably be provided on the same lot as the building it serves, the board of appeals may permit that space to be provided on other off-street property. That property shall be within 400 feet of the premises to which it is appurtenant, as measured along the nearest pedestrian walkway.

Not applicable

Sec. 93-23-13. - Joint use of required off-street parking spaces.

No part of an off-street parking area required for any building or use for the purpose of complying with the provisions of this chapter shall be included as a part of an off-street parking area similarly required for another building or use unless the type of structure indicates that the periods of usage of that structure will not be simultaneous with each other, as determined by the board of appeals.

- ***The off-street parking provided is for the exclusive use of PCNA.***

Sec. 93-23-14. - Size of off-street loading spaces.

Each off-street loading space shall have minimum dimensions of 15 feet in height, 15 feet in width, and 60 feet in length. However, upon sufficient demonstration in a specific instance that a particular loading space will be used exclusively by shorter or lower trucks, the board of appeals may reduce the minimum length or height.

The applicant should provide one 15' high, 15' wide, and 60' long loading space.

Sec. 93-23-15. - Location of off-street loading spaces.

All required off-street loading spaces shall be located on the same lot as the building which they are intended to serve, or on an adjacent lot when shared with the use occupying the lot.

The applicant should provide one 15' high, 15' wide, and 60' long loading space.

Sec. 93-23-16. - Drive-in establishments.

There shall be no drive-in establishments in which customers are served while located on a public right-of-way. In the case of a drive-in establishment where customers are served while occupying automobiles parked off a public right-of-way, that establishment shall provide on the premises sufficient parking space which, in the judgment of the building official, the chief of police and the city engineer will accommodate the largest number of automobiles being served or waiting to be served at any one time. This required space shall be appropriately arranged for the purpose and in no case shall it be less than the minimum space as specified in this chapter.

Not applicable.

Sec. 93-23-17. - Continuing character of obligation.

The schedule of requirements for off-street parking space and off-street loading space applicable to newly erected or altered structures shall be a continuing obligation of the owner of the real estate on which any such structure is located, so long as the structure is in existence and its use requiring vehicle parking or vehicle loading facilities continues, and it shall be unlawful for an owner of any building affected by this chapter to discontinue, change or dispense with, or to cause the discontinuance or change of the required vehicle parking or loading space apart from the discontinuance, sale or transfer of the structure, without establishing alternative vehicle parking or loading space which meets the requirements of and is in compliance with this chapter, or for any person, firm or corporation to use that building without acquiring the land for vehicle parking or loading space which meets the requirements of and is in compliance with this chapter.

RECOMMENDATIONS

The project as proposed will require the following variances from the Board of Appeals. Staff supports these variances.

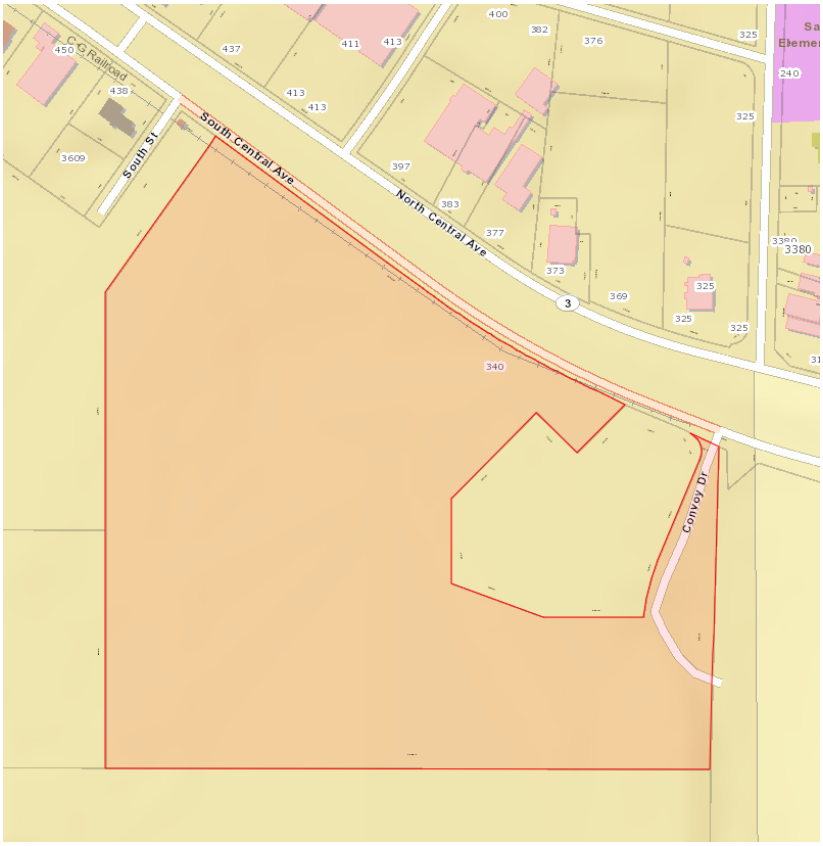
- Parking in excess of the 110% requirement.
- Parking spaces 9' x 18'

In addition, the site plan should be revised to address the following concerns identified per the planner's review for zoning compliance:

- *Provide a loading space at the Classic Car Restoration Facility.*
- *Provide an anticipated development schedule.*

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

Should the site plan address all the planner's comments, the City Arborist's, and the City Engineer's comments then the site plan is recommended for approval by the Planning Commission subject to approval of the required variances by the Board of Appeals.



Location Map – Porsche Avenue (Parcel ID 14 0096 LL0593)

21-PC-11-50

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

Name of Applicant North & Central Venture Partners, LLC

Mailing Address 1954 Airport Road, Suite 242, Chamblee, GA 30341

Telephone 470-486-7996 Mobile NA

Email scott@harrisonatl.com

Property Owner (s) W.E. Norton Sr.

Mailing Address 790 South Central Avenue, Hapeville, GA 30354

Telephone _____ Mobile _____

Address/Location of Property:

See Attached

Present Zoning Classification: V (Village) - Commercial/Mixed-Use Subarea C

Present Land Use: Residential

Parcel ID #: See Attached

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I hereby affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to fully comply with all City of Hapeville Codes and Ordinances. I hereby acknowledge that all requirements of the City of Hapeville shall be met. I am able to read and write in English or this document has been read and explained to me and I have fully and voluntarily completed this application. I also understand that false statements or writings made to the City of Hapeville, Georgia are deemed a felony pursuant to O.C.G.A. 16-10-20 and I/we may be prosecuted for a violation thereof.

_____
Applicant's signature

Date: 10.06.21

Sworn to and subscribed before me

This 7th **day of** October, 20 21

Christie Grundy
Notary Public

CHRISTIE GRUNDY NOTARY PUBLIC Exp. Feb. 10, 2024 GWINNETT COUNTY, GA

6

The following are the addresses and parcels included for the proposed development at 781-819 North Central Avenue.

14-009800110118 – 781 North Central Avenue
14-009800110126 – 789 North Central Avenue
14-009800110134 – 0 North Central Avenue (no address provided)
14-009800110142 – 803 North Central Avenue
14-009800110159 – 809 North Central Avenue
14-009800110183 – 813-819 North Central Avenue

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

WRITTEN SUMMARY

Provide a detailed summary of the proposed project in the space provided below:

781-819 North Central Avenue represents the opportunity for the redevelopment of the six contiguous parcels fronting North Central Avenue between Stillwood Avenue and Sims Street into a thoughtfully-crafted luxury rental townhome community. This sought-after combination of walkable location, elevated architecture and impeccable amenities is an ideal offering for current and future Hapeville residents.

The community includes 68 townhomes with a mixture of 2 bedrooms, 3 bedrooms, and 4 bedroom units. These homes range in size from 1,250 – 1,900 sf. and the total square footage of the development is approximately 110,000 sf.

Each townhome is three stories in height with 2-car garages/office/bedrooms at the ground level, living/dining/kitchen at the 2nd level and bedrooms at the 3rd level. All townhomes include chef kitchens with large islands, expansive living and dining areas, and master bedrooms equipped with double vanities and large walk-in closets. Select townhomes include balconies or private ground-level terraces.

Resident amenities include a dog park, landscaped courtyard gathering areas, fire pits and a community bocce ball court.

The development is anticipated to commence in the first quarter of 2022 with project completion anticipated for the third quarter of 2023.

As this proposed development spans the six existings parcels, this consolidation will be necessary as the first step for city approval of the townhome community. At project completion, a final plat will be created recognizing the 68 townhomes.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

781-819 NORTH CENTRAL AVE
HAPEVILLE GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant: NorthCentral Venture Partners, LLC.

Address of Applicant: 1954 Airport Rd. Ste. 242, Chamblee, GA

Telephone of Applicant: 470-486-7996

WE Norton

Signature of Owner

WE Norton, II

Print Name of Owner

Personally Appeared Before Me this 8 day of October, 2021.

Felicia Turner

Notary Public

FELICIA TURNER NOTARY PUBLIC Exp. 09/01/2022 CLAYTON, GA

A Preliminary Plat is a document used to determine the practical ability to subdivide a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. Submittal of the plat does not guarantee the approval of a Final Plat, a legal document, once recorded with the County, finalizes the subdivision of the land. To be considered, a Preliminary Plat must contain the following information:

SH The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.

SH Date, approximate north point and graphic scale.

SH The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.

SH Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.

SH The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

SH Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.

SH The acreage of the land to be subdivided.

SH Location sketch map or city map showing relationship of subdivision site to area.

Please initial each item on the list above certifying that all required information has been included on the preliminary plat. Sign and submit this form with your Preliminary Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____ Date 10.06.21

Final Plat Checklist

A Final Plat is a legal document, once approved and signed by the Hapeville Planning Commission, can be recorded with Fulton County Superior Court. Only a final plat legally subdivides a parcel. Filing with the County will establish the new deed for the property and assign tax parcel identification information. To be considered, a Final Plat must contain the following information:

SH The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.

SH Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets an curved property lines that are not the boundary of curved streets.

SH All dimensions to the nearest 100th of a foot and angles to the nearest minutes.

SH Location and description of monuments.

SH The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.

SH Date, title, name and location of subdivision, graphic scale and true north point.

Please initial each item on the list above certifying that all required information has been included on the plat. Sign and submit this form with your Final Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Supplemental Documents for Final Plat:

- Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way and any sites for public use.
- Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- Certification by the City Engineer that the subdivider has complied with one of the following alternatives:
  1. All improvements have been installed in accord with the requirements of the regulations; or
  2. A security bond has been posted in sufficient amount to ensure the completion of all required improvements.
- Certification of approval to be signed by the secretary of the Planning Commission following the approval of the final plat.

Once a Final Plat has been approved and signed by the Chair of the Hapeville Planning Commission, the applicant may pick up copies of the plat for filing with Fulton County Superior Court at 136 Pryor Street, Atlanta, GA 30303. Once filed and stamped by the recorder's office, a copy should be returned to the Hapeville Department of Economic Development to be held on file.

Applicant Signature: _____ Date 10/5/21

LEGAL DESCRIPTION, OVERALL (BASED ON THIS SURVEY)

All that tract or parcel of land lying and being in Land Lot 98, 14th District, City of Hapeville, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #21-033; Drawing/File #21-033), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

BEGINNING at a 1/2" iron pin set at the intersection of the northeasterly right-of-way line of North Central Avenue (variable width public r/w) and the southeasterly right-of-way line of Stillwood Drive (40' public r/w);

THENCE proceeding northeasterly along said southeasterly right-of-way line of Stillwood Drive the following courses and distances: North 35 degrees 04 minutes 44 seconds East for a distance of 137.82 feet to a 1" open top pipe found;

THENCE North 35 degrees 47 minutes 58 seconds East for a distance of 59.97 feet to a computed point;

THENCE North 38 degrees 34 minutes 39 seconds East for a distance of 60.00 feet to a 1" open top pipe found;

THENCE departing said southeasterly right-of-way line of Stillwood Drive South 54 degrees 03 minutes 22 seconds East for a distance of 227.71 feet to a 60D nail set in tree;

THENCE North 21 degrees 50 minutes 18 seconds East for a distance of 57.00 feet to a 1/2" iron pin set;

THENCE North 21 degrees 50 minutes 18 seconds East for a distance of 57.30 feet to a PK (masonry) nail set, said PK (masonry) nail set being witnessed by a PK (masonry) nail found located 1.34 feet southwest thereof;

THENCE South 54 degrees 38 minutes 37 seconds East for a distance of 99.43 feet to a computed point;

THENCE South 54 degrees 38 minutes 37 seconds East for a distance of 74.57 feet to a PK (masonry) nail set;

THENCE South 21 degrees 30 minutes 17 seconds West for a distance of 52.33 feet to a 1/2" iron pin set, said 1/2" iron pin set being witnessed by a 1/2" rebar found located 1.80 feet southeast thereof (on line);

THENCE South 55 degrees 54 minutes 32 seconds East for a distance of 142.22 feet to a 1" open top pipe found on the northwesterly right-of-way line of Sims Street (40' public r/w);

THENCE proceeding southwesterly along said northwesterly right-of-way line of Sims Street South 25 degrees 47 minutes 58 seconds West for a distance of 320.13 feet to a 1/2" iron pin set at the intersection with the aforesaid northeasterly right-of-way line of North Central Avenue;

THENCE proceeding northwesterly along said northeasterly right-of-way line of North Central Avenue the following courses and distances: North 54 degrees 57 minutes 02 seconds West for a distance of 118.11 feet to a bent 1/2" rebar found;

THENCE North 54 degrees 57 minutes 02 seconds West for a distance of 75.15 feet to a computed point;

THENCE North 54 degrees 57 minutes 02 seconds West for a distance of 100.19 feet to a computed point;

THENCE North 54 degrees 57 minutes 02 seconds West for a distance of 63.12 feet to a computed point;

THENCE North 54 degrees 57 minutes 02 seconds West for a distance of 64.12 feet to a computed point;

THENCE North 54 degrees 57 minutes 02 seconds West for a distance of 165.33 feet to a 1/2" iron pin set at the intersection with the aforesaid southeasterly right-of-way line of Stillwood Drive, said 1/2" iron pin set being the POINT OF BEGINNING;

Said tract or parcel of land contains 3.942 acres or 171,694 square feet.

RESERVED FOR CLERK OF COURT

GENERAL NOTES

1) THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A GEOMAX 90 TOTAL STATION WITH AN ANGULAR ERROR OF 09 SECONDS PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE RULE AND THE RELATIVE POSITIONAL ACCURACY IS 0.0230 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 506,794 FEET.

2) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13121C0366F, DATED 9/18/2013 FOR FULTON COUNTY, GEORGIA A PORTION OF THESE PROPERTIES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.

3) CURRENT ZONING ACCORDING TO THE CITY OF HAPEVILLE IS LISTED AS V, VILLAGE DISTRICT. THE CITY OF HAPEVILLE ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
BUILDING SETBACKS:
MINIMUM FRONT SETBACK – 15 FEET.
MINIMUM SIDE SETBACK – 15 FEET.
MINIMUM REAR SETBACK – 15 FEET.
MAXIMUM BUILDING HEIGHT IS 35 FEET OR 2.5 STORIES.

4) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM REAL-TIME ADJUSTED GPS OBSERVATIONS. (NAD 83 / NAVD 88)

5) ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES, UNLESS OTHERWISE STATED AS "GRID" DISTANCES.

6) CONTOUR INTERVALS SHOWN ARE TWO FEET.

Final Surveyor's Certificate:

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments and markers shown thereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 18,322 feet and an angular error of 09 seconds per angle point, and was adjusted using the least square rule. This plat has been calculated for closure and is found to be accurate within one foot in 506,794 feet and the property shown contains a total of 3.942 acres. The equipment used to obtain the linear and angular measurements herein was a Geomax 90 Total Station.

By: GLENN A. VALENTINO — October 11, 2021

Registered Georgia Land Surveyor No. 2528 — Date

Date of Expiration DECEMBER 31, 2022

SPECIAL NOTES

1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3) THE UNDERSIGNED SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4) PURSUANT TO RULE 180•6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

EXISTING TAX PARCELS

TRACT	TAX PARCEL ID #	ACRES	SQUARE FEET	ADDRESS
TRACT 1	14 009800110183	1.064	46,347	0 NORTH CENTRAL AVENUE
TRACT 2	14 009800110159	0.237	10,331	809 NORTH CENTRAL AVENUE
TRACT 3	14 009800110142	0.234	10,210	803 NORTH CENTRAL AVENUE
TRACT 4	14 009800110134	0.837	36,478	0 NORTH CENTRAL AVENUE
TRACT 5	14 009800110126	0.626	27,282	789 NORTH CENTRAL AVENUE
TRACT 6	14 009800110118	0.942	41,046	781 NORTH CENTRAL AVENUE
TOTAL		**3.942**	**171,694**	

OWNER'S ACKNOWLEDGEMENT AND DEDICATION: (STATE OF GEORGIA)
(FULTON COUNTY)

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Declaration to the use of the public forever all streets, easements, sanitary sewers and appurtenances, potable water mains and appurtenances, storm drains and appurtenances, and other public facilities and appurtenances thereon shown.

Signature of Subdivider — Date Signed

Printed or Typed Name of Subdivider

Signature of Owner — Date Signed

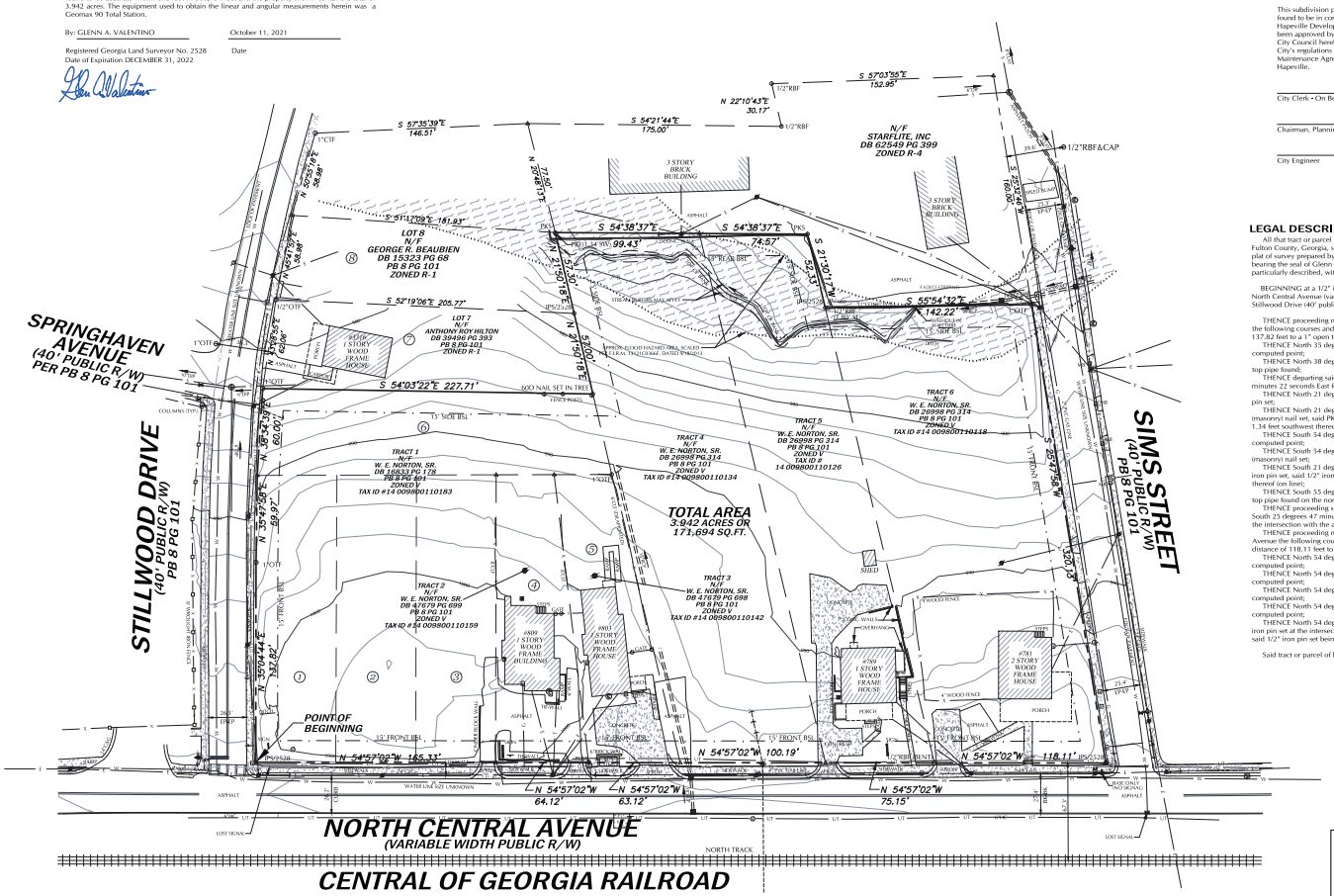
Printed or Typed Name of Owner

LEGEND

- BROKEN LINE NOT TO SCALE
- FENCE LINE
- GUARDRAIL
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- SANITARY SEWER LINE
- UE — UNDERGROUND ELECTRIC LINE
- UT — UNDERGROUND TELEPHONE LINE
- UNK — UNKNOWN UNDERGROUND UTILITY LINE
- WATER LINE
- WET — WETLANDS AREA
- CATCH BASIN SINGLE WING
- CATCH BASIN DOUBLE WING
- COMPUTED POINT
- BORING HOLE
- CLEANOUT
- COMMUNICATION BOX
- ELECTRIC BOX
- ELECTRIC PANEL OR LINE MARKER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- ELECTRIC SWITCH
- FIBER OPTIC BOX
- FIBER OPTIC LINE MARKER
- FIRE DEPT. CONNECTION
- FIRE HYDRANT
- FLARED END SECTION
- GAS LINE MARKER
- GAS METER
- GAS VALVE
- GROUND LIGHT
- GUY POLE
- GUY WIRE
- HEADWALL
- HEATING/AIR CONDITIONING UNIT
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- POST INDICATOR VALVE
- POWER POLE
- SANITARY SEWER MANHOLE
- SIGN POST
- STORM WATER DROP INLET
- STORM WATER JUNCTION BOX
- STORM WATER YARD INLET
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VALVE/LINE MARKER
- BO — BOLLARD
- CMF — CONCRETE MONUMENT FOUND
- CTF — CRIMPED TOP PIPE FOUND
- FFE — FINISHED FLOOR ELEVATION
- IRB — IRRIGATION BOX
- IPF — IRON PIN FOUND
- IPS — 1/2" IRON PIN SET
- MB — MAIL BOX
- OTF — OPEN TOP PIPE FOUND
- PKF — PK NAIL FOUND
- PKS — PK NAIL SET
- RBF — REBAR FOUND
- RMF — RIGHT-OF-WAY MONUMENT FOUND
- RRSB — RAILROAD SIGNAL BOX
- SO — STUB OUT
- BSL — BUILDING SETBACK LINE
- C&G — CURB & GUTTER
- CP — CONCRETE PAD
- CLF — CHAIN LINK FENCE
- CMP — CORRUGATED METAL PIPE
- DB PG — DEED BOOK & PAGE
- DIP — DUCTILE IRON PIPE
- HC — HEADER CURB
- HDPE — HIGH DENSITY POLYETHYLENE PIPE
- INV — INVERT ELEVATION
- OCS — OUTLET CONTROL STRUCTURE
- PB PG — PLAT BOOK & PAGE
- PVC — PLASTIC PIPE
- RCP — REINFORCED CONCRETE PIPE
- TBM — TEMPORARY BENCHMARK
- ✕ 100.00 — SPOT ELEVATION
- C-100.00' — DEED CALL FOR DISTANCE
- (7) — LOT NUMBER PER PB 8 PG 101

GRID NORTH
GEORGIA WEST ZONE

THE PURPOSE OF THIS PLAT IS TO COMBINE SIX (6) PARCELS IN TO ONE (1) PARCEL



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION (OVERALL BOUNDARY)

All that tract or parcel of land lying and being in Land Lot 98, 14th District, City of Hapeville, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #21-033; DrawingFile #21-033), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

BEGINNING at a 1/2" iron pin set at the intersection of the northeasterly right-of-way line of North Central Avenue (variable width public r/w) and the southeasterly right-of-way line of Stillwood Drive (40' public r/w);

THENCE proceeding northeasterly along said southeasterly right-of-way line of Stillwood Drive the following courses and distances: North 35 degrees 04 minutes 44 seconds East for a distance of 137.82 feet to a 1" open top pipe found;
THENCE North 35 degrees 47 minutes 58 seconds East for a distance of 39.97 feet to a computed point;
THENCE North 38 degrees 34 minutes 39 seconds East for a distance of 60.00 feet to a 1" open top pipe found;
THENCE departing said southeasterly right-of-way line of Stillwood Drive South 54 degrees 03 minutes 22 seconds East for a distance of 227.71 feet to a 60D nail set in tree;
THENCE North 21 degrees 30 minutes 18 seconds East for a distance of 57.00 feet to a 1/2" iron pin set;
THENCE North 21 degrees 50 minutes 18 seconds East for a distance of 57.30 feet to a PK (masonry) nail set, said PK (masonry) nail set being witnessed by a PK (masonry) nail found located 1.34 feet southwest thereof;
THENCE South 54 degrees 38 minutes 37 seconds East for a distance of 99.43 feet to a computed point;
THENCE South 54 degrees 38 minutes 37 seconds East for a distance of 74.57 feet to a PK (masonry) nail set;
THENCE South 21 degrees 30 minutes 17 seconds West for a distance of 52.33 feet to a 1/2" iron pin set, said 1/2" iron pin set being witnessed by a 1/2" rebar found located 1.80 feet southeast thereof (on line);
THENCE South 55 degrees 54 minutes 32 seconds East for a distance of 142.22 feet to a 1" open top pipe found on the northwesterly right-of-way line of Sims Street (40' public r/w);
THENCE proceeding southwesterly along said northwesterly right-of-way line of Sims Street South 25 degrees 47 minutes 58 seconds West for a distance of 320.13 feet to a 1/2" iron pin set at the intersection with the aforesaid northeasterly right-of-way line of North Central Avenue;
THENCE proceeding northwesterly along said northeasterly right-of-way line of North Central Avenue the following courses and distances: North 54 degrees 57 minutes 02 seconds West for a distance of 118.11 feet to a bent 1/2" rebar found;
THENCE North 54 degrees 57 minutes 02 seconds West for a distance of 75.15 feet to a computed point;
THENCE North 54 degrees 57 minutes 02 seconds West for a distance of 100.19 feet to a computed point;
THENCE North 54 degrees 57 minutes 02 seconds West for a distance of 63.12 feet to a computed point;
THENCE North 54 degrees 57 minutes 02 seconds West for a distance of 64.12 feet to a computed point;
THENCE North 54 degrees 57 minutes 02 seconds West for a distance of 165.33 feet to a 1/2" iron pin set at the intersection with the aforesaid southeasterly right-of-way line of Stillwood Drive, said 1/2" iron pin set being the POINT OF BEGINNING;

Said tract or parcel of land contains 3.942 acres or 171,694 square feet.

FINAL PLAT APPROVAL:

This subdivision plat has been reviewed by the Planning Commission and the City Engineer and found to be in compliance with Zoning Ordinance, Conditions of Zoning Approval, City of Hapeville Development Regulations and Subdivision Regulations, as amended, and that it has been approved by all other affected City and County Departments, as appropriate. The Mayor and City Council hereby approve this Final Plat, subject to the provisions and requirements of the City's regulations and the provisions and requirements of the Development Performance and Maintenance Agreement executed for this development between the Owner and the City of Hapeville.

City Clerk - On Behalf of Mayor and Council — Date

Chairman, Planning Commission — Date

City Engineer — Date

UTILITY WARNING

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER(S), THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

811 Know what's below. Call before you dig.
Or Call 800-282-7411
Three working days prior to construction

40 0 40 80 120
GRAPHIC SCALE – FEET

STATE OF GEORGIA PLAT ACT CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GLENN A. VALENTINO GA. R.L.S. #2528
DATE OF EXPIRATION: 12/31/2022

LOT COMBINATION SURVEY FOR:

TOWNHOMES AT 781-819 NORTH CENTRAL AVENUE

LAND LOT 98 14TH DISTRICT CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
4045 ORCHARD ROAD
BUILDING 200
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0015
FAX: (770) 435-6050
WEB: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND SURVEYING FIRM LICENSE NO. LSF000794

REVISIONS

GEORGIA — GLENN A. VALENTINO — No. 2528 — LAND SURVEYOR

SCALE:	1" = 40'
DATE:	10/01/2021
JOB NUMBER:	21-033
FILE NUMBER:	21-033
PLOTTED:	10/01/2021

LOT COMBINATION PLAT

SHEET
1 OF 1

Department of Planning & Zoning
PLANNER'S REPORT

DATE: November 11, 2021
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Preliminary Plat Request for 781-819 N Central Ave

BACKGROUND
The City of Hapeville has received a Preliminary Plat application from North & Central Venture Partners LLC to combine 6 parcels into 1 parcel north of North Central Avenue between Stillwood Drive and Sims Street.

The parcels are:

Address	Parcel Number	Acres
781 North Central Ave	14 0098001 10118	.2
789 North Central Ave	14 0098001 10126	.626
0 North Central Ave	14 0098001 10134	.837
803 North Central Ave	14 0098001 10142	.234
809 North Central Ave	14 0098001 10159	.237
813-819 North Central Ave	14 0098001 10183	1.064
Total		3.942 acres

The parcels are zoned V, Village.

Preliminary Plat

(1) A minimum of five days prior to the meeting at which the *preliminary* plat is to be considered, the subdivider shall submit two copies of the *preliminary* plat of the proposed subdivision drawn to a scale of not less than one inch equals 100 feet to the planning commission. *Scale is 1":40'*

(2) The *preliminary* plat shall meet the minimum standards of design and the general requirements for the construction of public improvements as set forth in section 90-1-3 and shall contain the following information insofar as possible:

a. The proposed subdivision name and location, name and address of the owner or owners, and name of the author of the plat who shall be a state-registered engineer or land surveyor.

An address has not been provided for the owner.
An address has not been provided for the new tract.

b. Date, approximate north point and graphic scale.

Meets Requirements

c. The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements; the present zoning classification of the land to be subdivided and the adjoining land; and the names of adjoining property owners or subdivisions.

See Engineer report

d. Plans of proposed underground utility layouts (including sewers, water mains and electrical service) showing feasible connections to the existing or any proposed utility systems.

See Engineer report

e. The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

See Engineer report

f. Contours at vertical intervals of not more than five feet.

Meets Requirements

g. The acreage of the land to be subdivided and acreage of any lots to be created.

Meets Requirements

h. Location map showing the relationship of subdivision to area.

Meets Requirements

(3) Within 30 days after submission of the *preliminary* plat, the planning commission will review the plat and indicate its approval, denial or approval subject to modifications as a basis for preparation of the final plat. If a plat is denied, reasons for the denial will be indicated in writing. If approved subject to modifications, the nature of the required modifications will also be indicated in writing.

(4) Approval of the *preliminary* plat by the planning commission will not constitute acceptance of the final plat and will not be indicated on the *preliminary* plat.

(5) Failure of planning commission to act on the *preliminary* plat within 30 days of the meeting at which the *preliminary* plat was first considered will be deemed approval of this plat.

(6) One copy of the *preliminary* plat shall be retained by the planning commission secretary. The second copy will be returned to the subdivider with any notations at the time of approval or denial and the specific modifications, if any, required.

(7) Approval of the *preliminary* plat shall lapse and become null and void unless a final plat based thereon is submitted within one year from the date of such approval. The planning commission may grant an extension of time not to exceed 180 days upon good cause shown.

Sec. 90-1-3. - General requirements and minimum standards of design.

(a) *Streets.*

(1) *Conformity to the major street plan.* The location and width of all streets and roads shall conform to the official major street plan.

Meets requirements (40' to 50'). See below.

(2) *Relation to adjoining street systems.* The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.

Not applicable

(3) *Street widths.* The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:

a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.

b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.

c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.

Stillwood Drive and Sims Street are shown with 40' ROW which are existing streets with existing 40' ROW. Requires a variance from Planning Commission. Community Services Director and City Engineer will provide recommendation.

d. For dead-end streets (culs-de-sac), 50 feet. Culs-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.

(4) *Additional width on existing streets.* Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.

a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.

b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

Should the City require additional ROW, then 5' should be dedicated to the City.

(5) *Restriction of access.* When a tract fronts on an arterial street or highway, the planning commission may require those lots to be provided with frontage on an access street.

Meets requirements

(6) *Street grades.* Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent.

Streets not changed.

(7) *Horizontal curves.* Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets 60 feet or more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.

(8) *Vertical curves.* All changes in grade shall be connected by vertical curves of minimum length in feet equal to 15 times the algebraic difference in rates of grade for major streets and one-half this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one inch equals 100 feet horizontal, and one-inch equals 20 feet vertical, may be required by the planning commission.

(9) *Intersections.*

a. Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than 60 degrees.

b. Property line radii at street intersections shall not be less than 20 feet and where the angle of street intersection is less than 75 degrees, the planning commission may require a greater curb radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

(10) *Tangents.* A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector streets.

(11) *Street jogs.* Street jogs with centerline offsets of less than 125 feet shall be prohibited.

(12) *Dead-end streets.*

a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

(13) *Private streets and reserve strips.* There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the planning commission.

(14) *Street names.* Proposed streets in obvious alignment with others already existing and named shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, driveway, place or court.

(15) *Alleys.* Alleys shall be provided to the rear of lots used for business purposes, and shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the planning commission of the need for alleys.

(b) *Blocks.*

(1) *Length.* Blocks shall not be less than 400 feet or more than 1,200 feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over 800 feet in length, the planning commission may require one or more public cross walks of not less than ten feet in width to extend entirely across the block and at locations deemed necessary.

(2) *Width.* Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the planning commission will approve a single tier of lots of minimum depth.

Block Section Not Applicable

(c) *Lots.*

(1) *Arrangement.* Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall have frontage on a public street.

Meets requirements.

(2) *Minimum size.* The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Remnant lots, that is, parcels of land that would not comply with the minimum lot area or width following subdividing shall be prohibited. Such remnant parcels shall be added to adjacent lots rather than be platted as unusable parcels.

a. The size and widths of lots shall in no case be less than the minimum requirements of the zoning ordinance. No lot shall have a width greater than six times the lot depth at the building setback line without specific approval by the planning commission.

b. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.

Meets Requirements

(3) *Minimum depth.* The minimum depth of building setback lines from the right-of-way shall not be less than 30 feet and in the case of corner lots 15 feet from the side street right-of-way unless a lower standard is allowed by an existing zoning ordinance.

***Meets Requirements* – lower standard of 0/15 per RMU Zoning District.**

(4) *Corner lot dimension.* Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines outlined above.

Meets Requirements

(5) *Lots on a curved street or cul-de-sac.* All such lots shall comply with the minimum lot frontage at the building setback line. No lot shall have a lot width less than 35 feet at the street right-of-way.

Not Applicable

(6) *Lots in more than one municipality.* No new lot created subsequent to the effective date of this chapter shall be divided by a city boundary line.

Not Applicable

(7) *Double frontage lots.* No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.

Not Applicable

(d) *Public use and service areas.* Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas. Plats indicating dedication of park and playground areas to the city shall be approved conditionally subject to the written acceptance of the land by mayor and council.

(1) *Public open spaces.* Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.

(2) *Easements for utilities.* Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, along side lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.

(3) *Community assets.* In all subdivisions, due regard shall be shown for all natural features such as large trees, watercourses, historical resources and similar community assets which, if preserved, will add attractiveness and value to the property.

Not Applicable

(e) *Suitability of the land.*

(1) The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.

(2) Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses as may increase

danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for those uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

(f) *Large tracts or parcels.* When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.

Meets Requirements

(g) *Group housing developments.* A comprehensive group housing development, including single-family attached developments and the large-scale construction of housing units together with necessary drives and ways of access, may be approved by the planning commission although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

Meets Requirements

(h) *Variances.* Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

Maintenance of existing 40' right of way would require variance from Planning Commission.

(i) *Zoning or other regulations.*

(1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.

(2) Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

Not Applicable

FINDINGS

The applicant should address any outstanding issues raised in the Engineer's report.

The Community Services Director and City Engineer will provide a recommendation regarding the additional 5' right of way from Stillwood Drive and Sims Street.

Once the necessary revisions are made, the preliminary plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Location map

Keck+Wood
COLLABORATION BY DESIGN

November 3, 2021

Ms. Adrienne Senter
Planning & Economic Development Manager
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: 781-809 North Central Avenue Townhomes
781 to 809 North Central Avenue
Final Plat Review No. 1
K&W Ref. No. 211052.30

Dear Ms. Senter:

As requested, I have reviewed the Final Plat for the Residential Townhome site to be located on a 3.942 acre parcel at 781 to 819 North Central Avenue, within a V(Village) Zoning District. The initial submittal was received on October 19, 2021. This review is for compliance with the final plat requirements of Section 90-1-2 of the City ordinances. The Final Plat combines 6 property parcels bounded by North Central Avenue, Stillwood Drive, and Sims Street into one 3.942 acre parcel. The plat was prepared by Valentino & Associates, Inc., under the surveying seal of Glenn Valentino. My comments are as follows:

1. Stillwood Drive and Sims Street are shown with a 40 feet right of way on the plat which does not comply with the minimum 50 feet width required by Section 90-1-3.(3). The additional width of 5 feet to provide the required right of way on one side of the street should be shown per Section 90-1-3.(4).
2. It does not appear that monuments (concrete monuments three inches in diameter or square, 18 inches long, with a flat top) per Section 90-1-4.(a)(1)a. of the Code of Hapeville have been placed at all points where the street line intersects the exterior boundaries of the property and at angle points along each street.
3. The existing 18-inch RCP storm drain line along the west side of existing tract 4 should be shown within a minimum 20 feet wide permanent drainage easement since it conveys drainage offsite from across North Central Avenue.
4. All Final Plat Statements and Certifications should be signed and dated.
5. The Subdivision Plat submitted did not include a certification by the landowner acknowledging that the City assumes no responsibility for overflow or erosion per Section 90-1-2(f)(4)(i.) of the Code of Ordinances.
6. It is understood this final plat is for development of townhomes on the site. If the townhomes are intended to purchased by individual different owners, a revised final plat showing the new lots for the townhomes will need to be submitted and approved by the City at that time.

I have retained one copy of the plat provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Very truly yours,

KECK & WOOD, INC.

Michael J. Moffitt, P.E.

21-PC-11-49

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant North & Central Venture Partners, LLC

Mailing Address: 1954 Airport Road, Suite 242, Chamblee, GA 30341

Telephone 470-486-7996 Mobile # NA Email scott@harrisonatl.com

Property Owner (s) W.E. Norton Sr.

Mailing Address 790 South Central Avenue, Hapeville, GA 30354

Telephone _____ Mobile # _____

Address/Location of Property: 781- 819 North Central Avenue, Hapeville (see attached)

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** See attached

Present Zoning Classification: V (Village) Size of Tract: 3.942 acre(s)

Present Land Use: Residential & Office

Please check the following as it applies to this application

X Site Plan Review
_____Conditional Use Permit
_____Temporary Use Permit Other (Please State) _____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Applicant's signature

Date: 10.06.2021

Sworn to and subscribed before me

This 7th day of October, 2021

Christie Grundy

Notary Public

CHRISTIE GRUNDY NOTARY PUBLIC EXP. Feb. 10, 2024 GWINNETT COUNTY, GA

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

781-819 North Central Avenue represents the opportunity for the redevelopment of the six contiguous parcels fronting North Central Avenue between Stillwood Avenue and Sims Street into a thoughtfully-crafted luxury rental townhome community. This sought-after combination of walkable location, elevated architecture and impeccable amenities is an ideal offering for current and future Hapeville residents.

The community includes 68 townhomes with a mixture of 2 bedrooms, 3 bedrooms, and 4 bedroom units. These homes range in size from 1,250 – 1,900 sf. and the total square footage of the development is approximately 110,000 sf.

Each townhome is three stories in height with 2-car garages/office/bedrooms at the ground level, living/dining/kitchen at the 2nd level and bedrooms at the 3rd level. All townhomes include chef kitchens with large islands, expansive living and dining areas, and master bedrooms equipped with double vanities and large walk-in closets. Select townhomes include balconies or private ground-level terraces.

Resident amenities include a dog park, landscaped courtyard gathering areas, fire pits and a community bocce ball court.

The development is anticipated to commence in the first quarter of 2022 with project completion anticipated for the third quarter of 2023.

The applicant is contracted to purchase the parcel from the current owner in the first quarter of 2022 once entitlements and permits are completed for the the townhome community.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

781-819 North Central Ave
Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant _____

Address of Applicant

_____

Telephone of Applicant

_____

WE Norton

Signature of Owner

WE Norton Sr

Print Name of Owner

Personally Appeared Before Me this 8 day of October, 2021.

Felicia Turner

Notary Public

FELICIA TURNER
NOTARY
PUBLIC
Exp. 09/01/2022
CLAYTON, GA

Site Plan Checklist – <u>Please include with your application.</u>

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **<u>must</u>** contain the following information:

(Please ***<u>initial</u>*** each item on the list above certifying the all required information has been included on the site plan)

SH A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

SH Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

SH The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

SH Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

SH The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

SH The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

SH Existing and proposed grades at an interval of five (5) feet or less.

SH The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

SH A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

SH The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

SH The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

SH The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

SH Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.

SH Location and size of all signs. Detached single-family residential development may be exempt from this requirement.

SH Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.

SH Site area (square feet and acres).

SH Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

SH Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.

SH Total floor area ratio and/or residential density distribution.

SH Number of parking spaces and area of paved surface for parking and circulation

SH At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please ***initial*** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature:

Date 10.06.2021

The following are the addresses and parcels included for the proposed development at 781-819 North Central Avenue.

14-009800110118 – 781 North Central Avenue
14-009800110126 – 789 North Central Avenue
14-009800110134 – 0 North Central Avenue (no address provided)
14-009800110142 – 803 North Central Avenue
14-009800110159 – 809 North Central Avenue
14-009800110183 – 813-819 North Central Avenue

SITE DATA TABLE

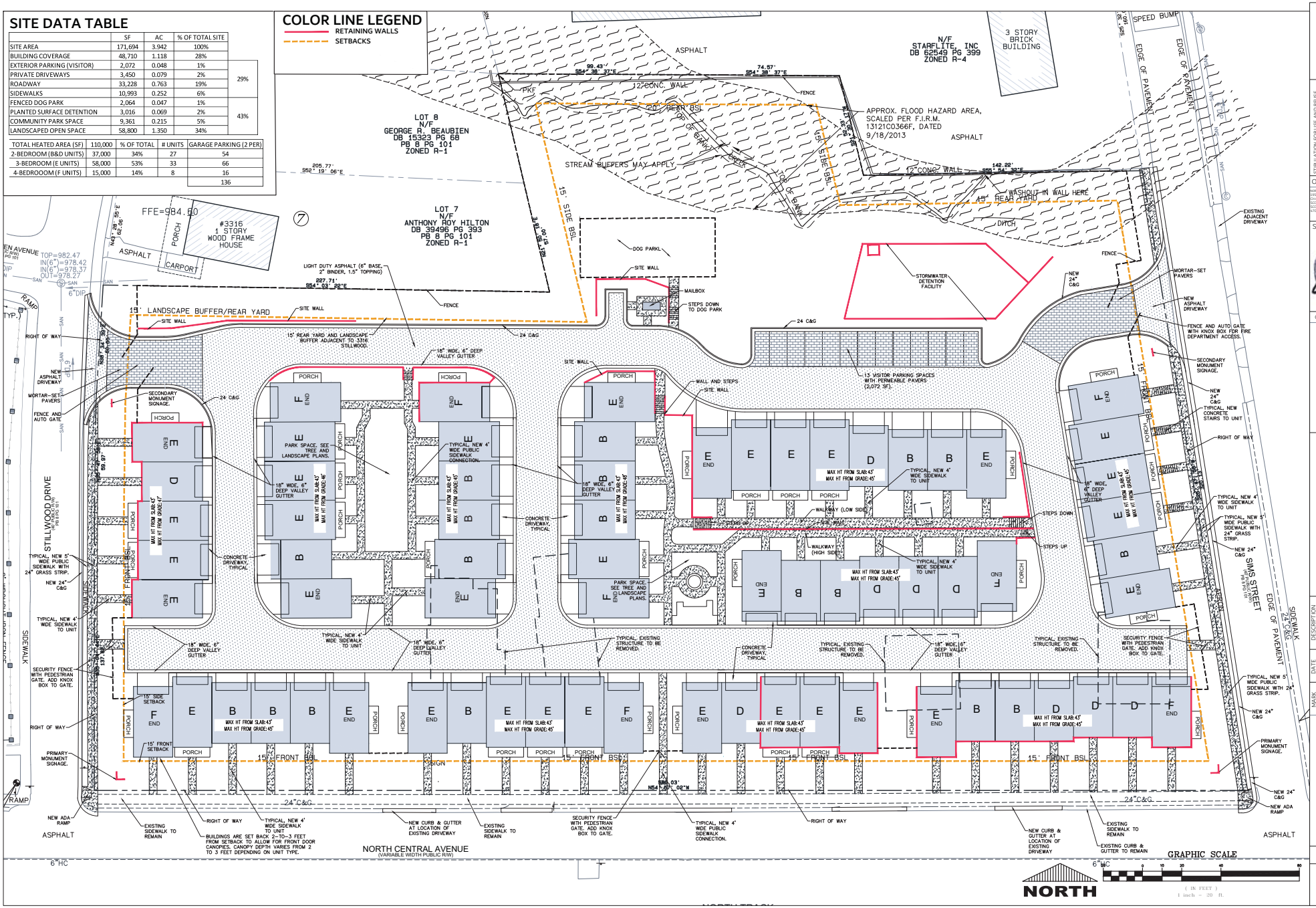
	SF	AC	% OF TOTAL SITE	
SITE AREA	171,694	3.942	100%	
BUILDING COVERAGE	48,710	1.118	28%	
EXTERIOR PARKING (VISITOR)	2,072	0.048	1%	29%
PRIVATE DRIVEWAYS	3,450	0.079	2%	
ROADWAY	33,228	0.763	19%	
SIDEWALKS	10,993	0.252	6%	
FENCED DOG PARK	2,064	0.047	1%	43%
PLANTED SURFACE DETENTION	3,016	0.069	2%	
COMMUNITY PARK SPACE	9,361	0.215	5%	
LANDSCAPED OPEN SPACE	58,800	1.350	34%	

TOTAL HEATED AREA (SF)	110,000	% OF TOTAL	# UNITS	GARAGE PARKING (2 PER)
2-BEDROOM (B&D UNITS)	37,000	34%	27	54
3-BEDROOM (E UNITS)	58,000	53%	33	66
4-BEDROOOM (F UNITS)	15,000	14%	8	16
				136

COLOR LINE LEGEND

RETAINING WALLS

SETBACKS



NORTH

STIPULATION FOR USE AND RELEASE

OWNER INFO

NORTH & CENTRAL VENTURE PARTNERS, LLC
3394 AIRPORT RD, SUITE 242
CHAMBLEE, GA 30341
SCOTT@HARBORCAPATL.COM
6784867996

SEAL

CIVIL ENG/APPLICANT

FLIPPO CIVILDESIGN
3400 PEACHTREE ST NE,
SUITE 1950
ATLANTA, GEORGIA 30309
C. PHILLIP FLIPPO, PE
E. PAUL@FLIPPOCIVIL.COM

NORTH CENTRAL TOWNHOMES
781-819 NORTH CENTRAL AVENUE
LAND LOT 98, 14th DISTRICT
FULTON COUNTY, GA

MARK	DATE	DESCRIPTION
INITIAL	10/12/2021	COMMISSION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

SITE PLAN

NOT RELEASED FOR CONSTRUCTION

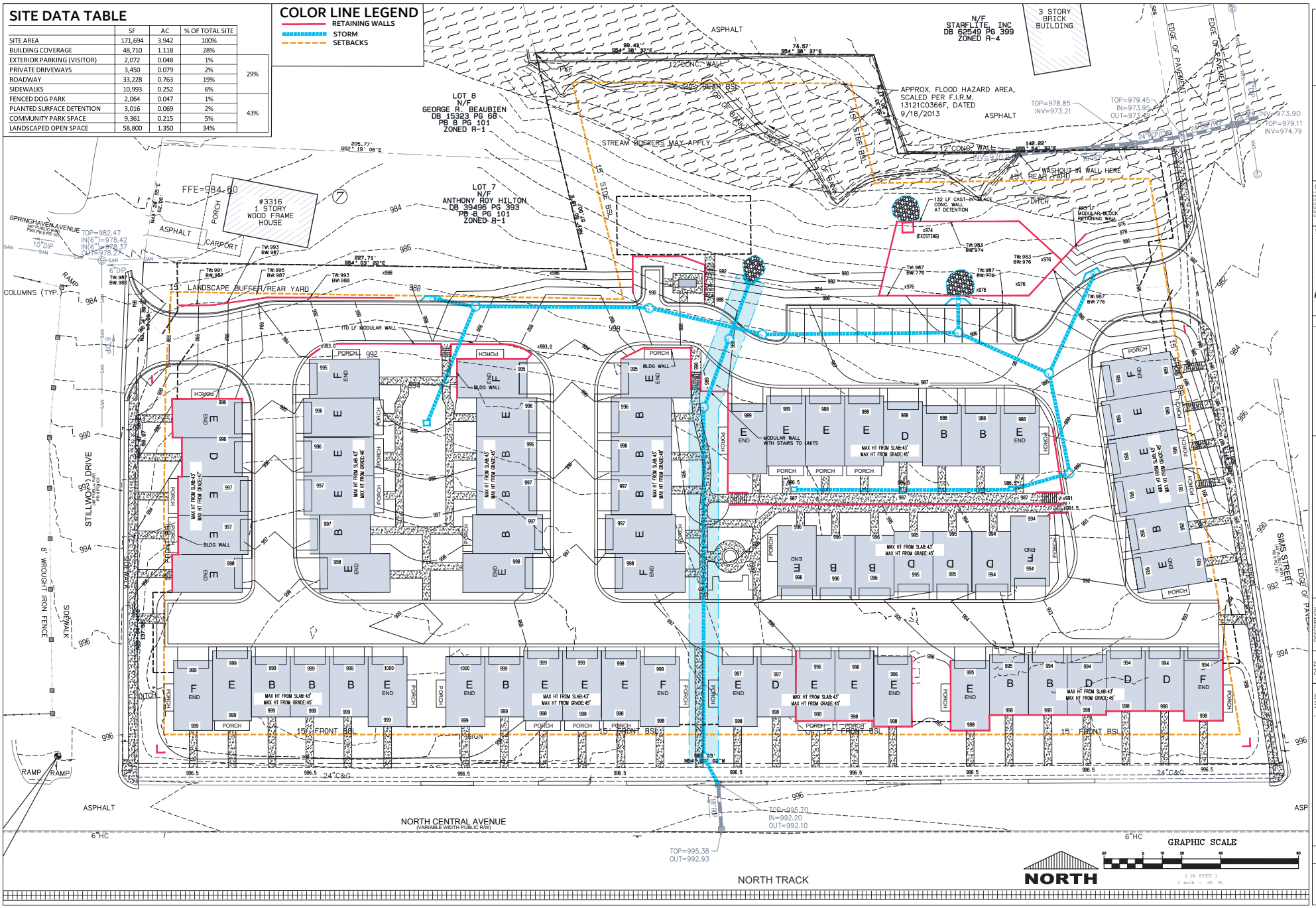
C-01

SITE DATA TABLE

	SF	AC	% OF TOTAL SITE	
SITE AREA	171,694	3.942	100%	
BUILDING COVERAGE	48,710	1.118	28%	
EXTERIOR PARKING (VISITOR)	2,072	0.048	1%	29%
PRIVATE DRIVEWAYS	3,450	0.079	2%	
ROADWAY	33,228	0.763	19%	
SIDEWALKS	10,993	0.252	6%	
FENCED DOG PARK	2,064	0.047	1%	43%
PLANTED SURFACE DETENTION	3,016	0.069	2%	
COMMUNITY PARK SPACE	9,361	0.215	5%	
LANDSCAPED OPEN SPACE	58,800	1.350	34%	

COLOR LINE LEGEND

RETAINING WALLS
STORM
SETBACKS



NORTH

STIPULATION FOR USE AND RELEASE

OWNER INFO

SEAL

CIVIL ENG./APPLICANT

FLIPPO CIVIL DESIGN

NORTH CENTRAL TOWNHOMES
781-819 NORTH CENTRAL AVENUE
LAND LOT 98, 14th DISTRICT
FULTON COUNTY, GA

MARK	DATE	DESCRIPTION
INITIAL	10/17/2021	COMMISSION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

GRADING PLAN

NOT RELEASED FOR CONSTRUCTION

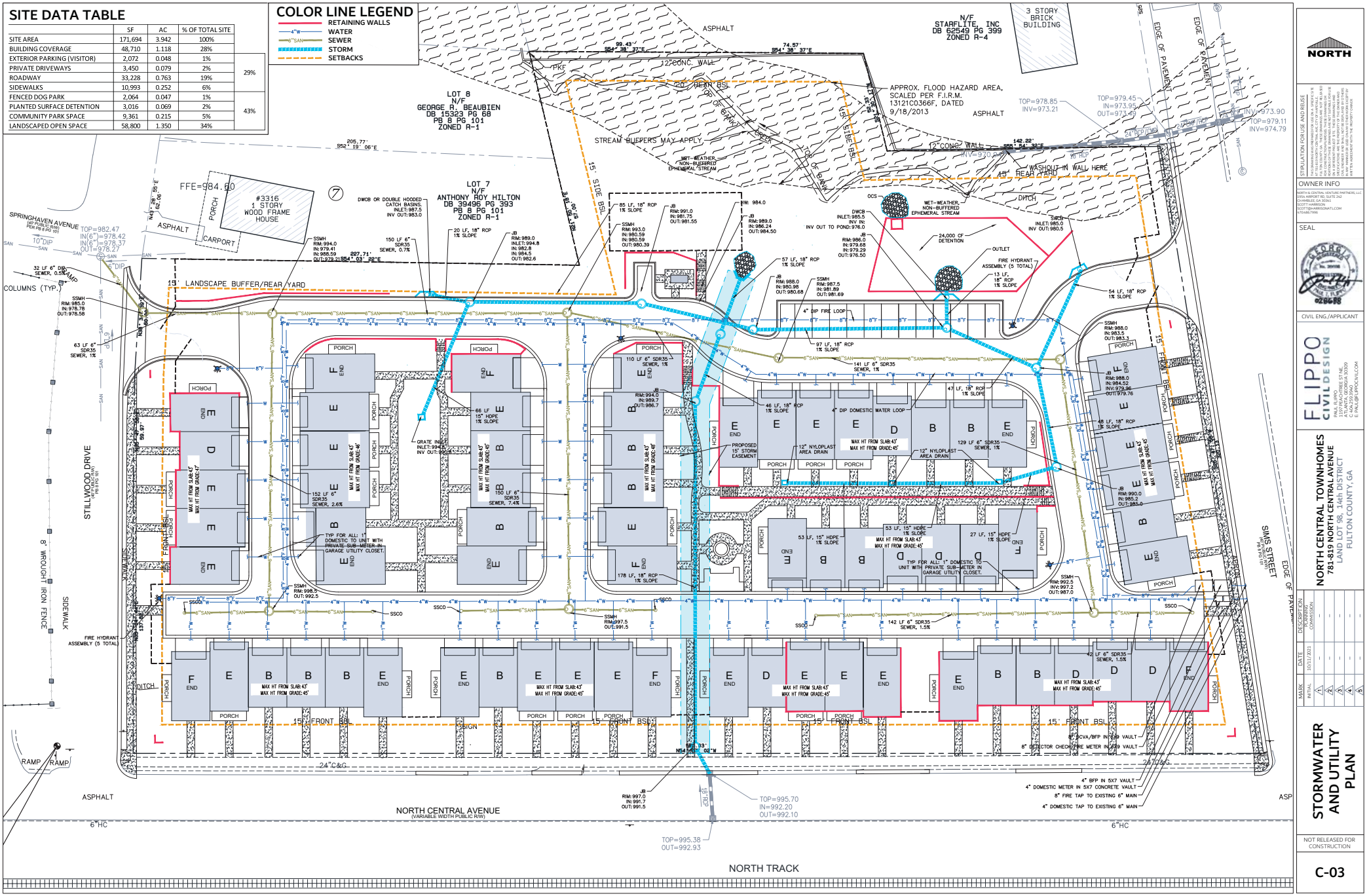
C-02

SITE DATA TABLE

	SF	AC	% OF TOTAL SITE	
SITE AREA	171,694	3.942	100%	
BUILDING COVERAGE	48,710	1.118	28%	
EXTERIOR PARKING (VISITOR)	2,072	0.048	1%	29%
PRIVATE DRIVEWAYS	3,450	0.079	2%	
ROADWAY	33,228	0.763	19%	
SIDEWALKS	10,993	0.252	6%	
FENCED DOG PARK	2,064	0.047	1%	43%
PLANTED SURFACE DETENTION	3,016	0.069	2%	
COMMUNITY PARK SPACE	9,361	0.215	5%	
LANDSCAPED OPEN SPACE	58,800	1.350	34%	

COLOR LINE LEGEND

- RETAINING WALLS
- WATER
- SEWER
- STORM
- SETBACKS



NORTH

STIPULATION FOR USE AND RELEASE

OWNER INFO

NORTH & CENTRAL VENTURE PARTNERS, LLC
3356 AIRPORT RD, SUITE 242
CHAMBLEE, GA 30341
(770) 457-0000
SCOTT@HABERGCMANTLE.COM
6704867996

SEAL

CIVIL ENG/APPLICANT

FLIPPO CIVIL DESIGN
3400 PEACHTREE ST NE,
SUITE 1950
ATLANTA, GEORGIA 30309
(770) 457-0000
E: PAUL@FLIPPOCIVIL.COM

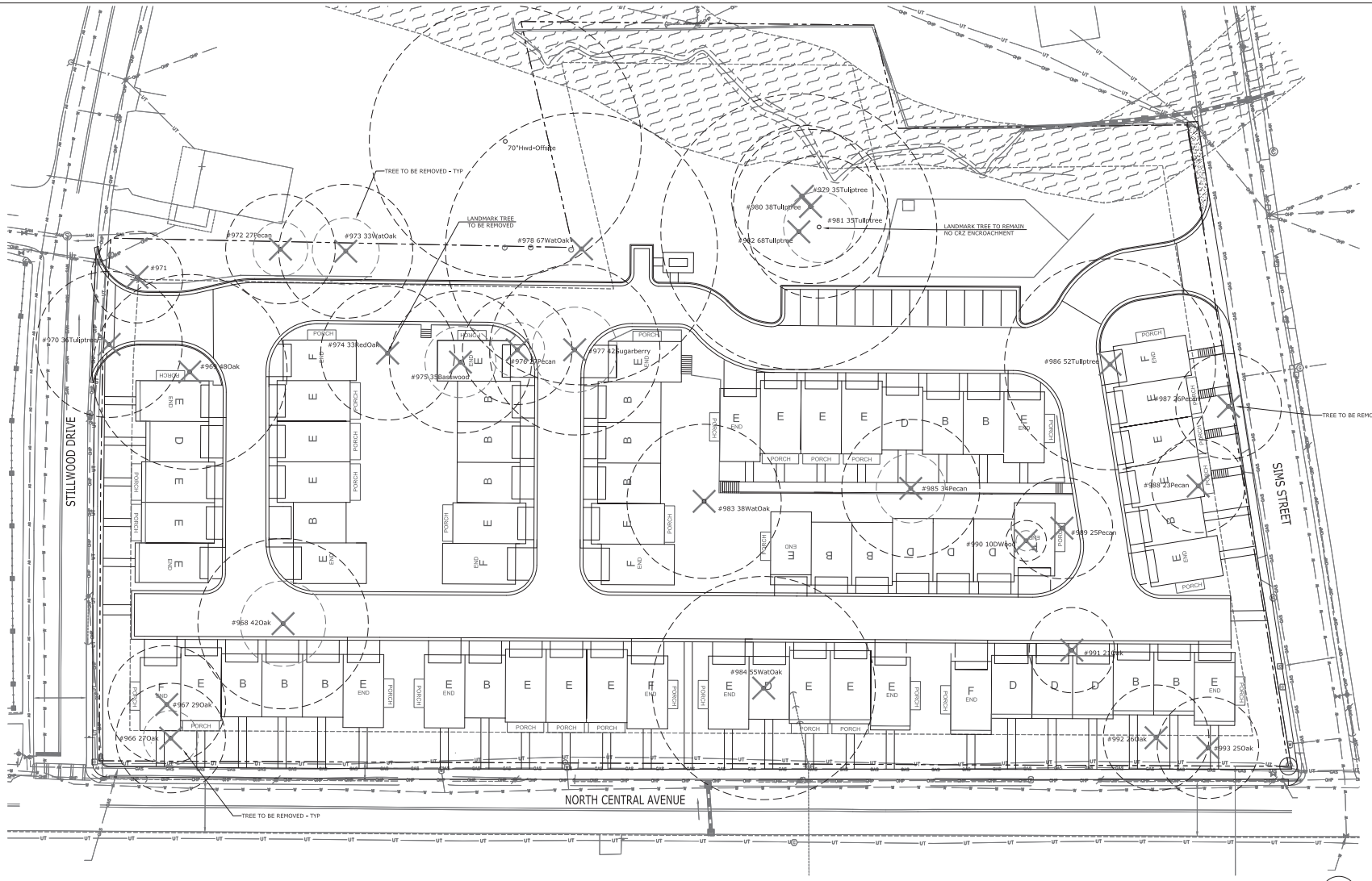
NORTH CENTRAL TOWNHOMES
781-819 NORTH CENTRAL AVENUE
LAND LOT 98, 14th DISTRICT
FULTON COUNTY, GA

MARK	DATE	DESCRIPTION
INITIAL	10/17/2021	COMMISSION
A	-	-
A	-	-
A	-	-
A	-	-
A	-	-

STORMWATER AND UTILITY PLAN

NOT RELEASED FOR CONSTRUCTION

C-03



TREE CONSERVATION PLAN NOTES:

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an Inspection.
- The site contractor shall coordinate service routing of all gas, telephone and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

TREE SURVEY SUMMARY TABLE

Refer to Tree Study Report by Onebark Consulting Arborist dated 08/9/2021

Tree#	Size	Species	Removal	Status	Condition/Notes
966	27"	Red Oak	Yes	Landmark	Fair/Heavily Pruned
967	29"	Red Oak	Yes	Not-Landmark	Poor/Resonant Trunk
968	42"	White Oak	Yes	Landmark	Good
969	48"	Water Oak	Yes	Not-Landmark	Poor
970	36"	Tulptree	Yes	Not-Landmark	Poor/Heavily Pruned
971		"Cluster"	Yes	Not-Landmark	Multi-trunk, Multi-tree
972	27"	Pecan	Yes	Landmark	Good
973	33"	Water Oak	Yes	Landmark	Fair
974	33"	Red Oak	Yes	Landmark	Good
975	35"	Basswood	Yes	Landmark	Fair/Heavy Vine Intrusion
976	27"	Pecan	Yes	Landmark	Fair/Below Avg Vigor
977	42"	Sugarberry	Yes	Landmark	Fair/Odd Canopy Shape
978	67"	Water Oak	Yes	Not-Landmark	Poor/Imminent Failure
979	35"	Tulptree	Yes	Not-Landmark	Poor/Understate, Leans
980	38"	Tulptree	Yes	Not-Landmark	Poor/Decay
981	35"	Tulptree	No	Landmark	Fair/Pocket of Decay
982	68"	Tulptree	Yes	Not-Landmark	Poor/Active Failure
983	38"	Water Oak	Yes	Not-Landmark	Poor/Decay
984	55"	Water Oak	Yes	Not-Landmark	Poor/Storm Damage
985	34"	Pecan	Yes	Landmark	Fair/Pocket of Decay
986	52"	Tulptree	Yes	Not-Landmark	Poor/Catastrophic Decay
987	26"	Pecan	Yes	Not-Landmark	Good/Understate
988	23"	Pecan	Yes	Not-Landmark	Fair/Understate
989	25"	Pecan	Yes	Not-Landmark	Dead
990	10"	Dogwood	Yes	Landmark	Fair
991	21"	Post Oak	Yes	Not-Landmark	Poor/Understate
992	28"	Post Oak	Yes	Not-Landmark	Fair/Understate
993	25"	Post Oak	Yes	Not-Landmark	Fair/Understate

PATRICK CORKILL LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS
DATE:

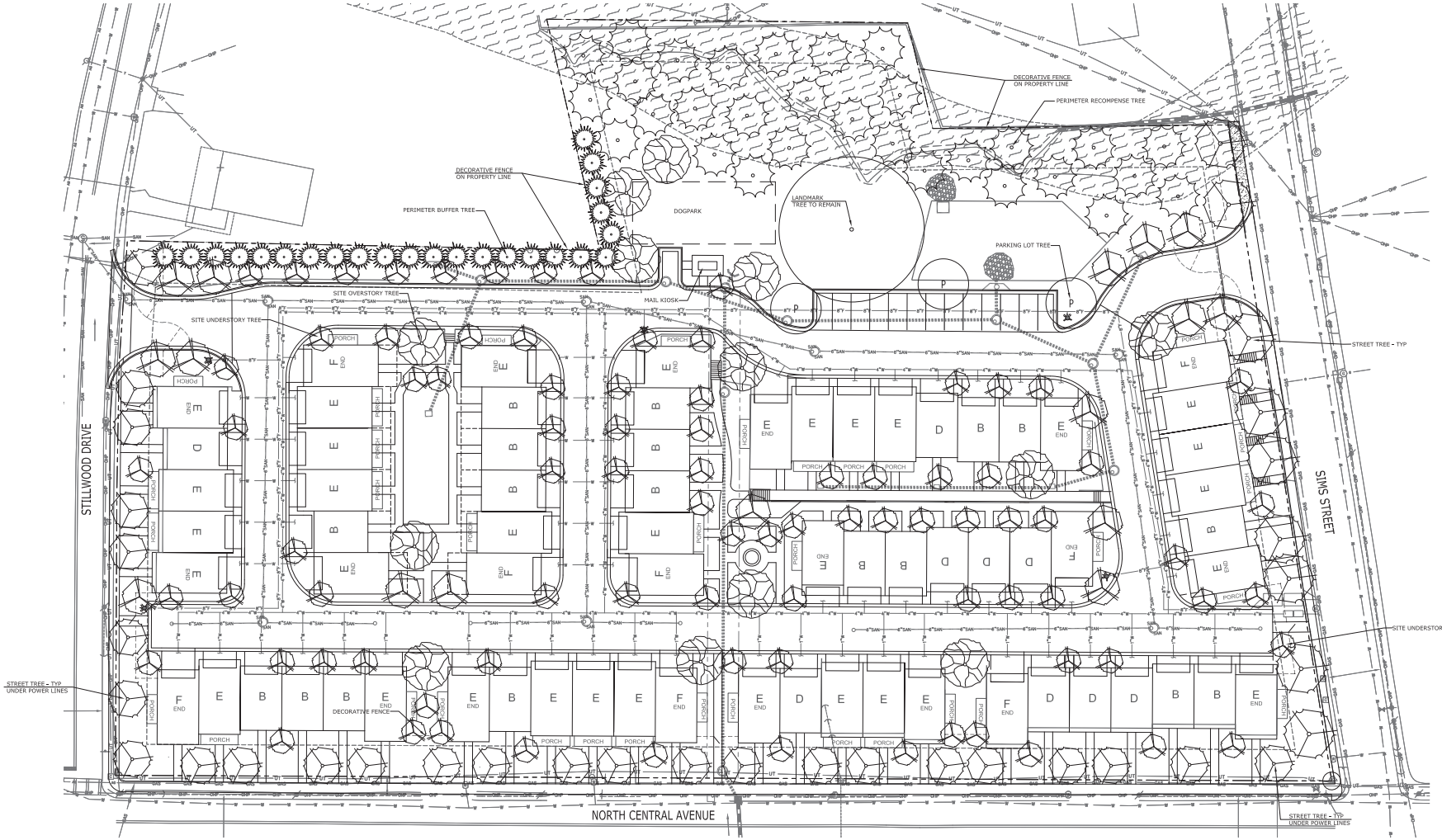
North Central Townhomes

North Central Avenue
Hapeville, GA

HARRISON HOMES
1954 Airport Road
Suite 242
Chamblee, GA 30341

DRAWING TITLE:
TREE CONSERVATION PLAN

PC SUBMITTAL
DATE: 10/12/21
DRAWN: PJC
SCALE: 1"=20'-0"
SHEET:
TC1.1



0 10' 20' 30'
Scale: 1"=20' North

TREE DENSITY CALCULATIONS

100 INCHES PER ACRE REQUIRED
TOTAL SITE AREA = 3.94 ACRES 100 x 3.94 = 394 INCHES REQUIRED
EXISTING DENSITY FACTOR (LANDMARK TREE #981: 35" Tulip Tree) = 52.5" (35 x 1.5)
DENSITY FACTOR REQUIRED: 394" - 52.5" = 341.5 INCHES
PROPOSED DENSITY: 375 INCHES TREE DENSITY SATISFIED

LANDMARK TREES

11 LANDMARK TREES IDENTIFIED - See TREE SURVEY SUMMARY TABLE - Sheet TC1.1
Landmark Tree Tags:
#966, #968, #972, #973, #974, #975, #976, #977, #981, #985, #990
Note: #981 to Remain with NO CRZ Impact. All other Landmark Trees to be Removed

LANDMARK TREE RECOMPENSE = 310" REMOVED or CRZ IMPACTED
- See TREE SURVEY SUMMARY TABLE - Sheet TC1.1
REQUIRED LANDMARK RECOMPENSE = 310 INCHES

100" ONSITE RECOMPENSE PROVIDED (25x4") = 100"
= RECOMPENSE SHORTAGE OF 210" TO BE PAID TO TREE BANK

STREET TREE CALCULATIONS

SIMS STREET - TREE SPACING: 250' at 30' SPACING = 8 - 3" CALIPER TREES (excludes driveway)

NORTH CENTRAL AVENUE: 590' at 30' SPACING = 20 - 3" CALIPER TREES
NOTE: Overhead Power Lines prohibit planting of overstory trees.

STILLWOOD DRIVE: 190' at 30' SPACING = 6 - 3" CALIPER TREES (excludes driveway)
NOTE: Overhead Power Lines prohibit planting of overstory trees.

CONCEPTUAL TREE LIST

STREET TREE - 3" Caliper Minimum
Such As:
Allee Elm, Red Maple
Willow Oak, Black Gum
Under Power Lines
Fringe Tree, Crape Myrtle
Chaste Tree, Redbud

SITE OVERSTORY TREE - 4" Caliper Minimum
Such As:
Chinese Pistache, Trident Maple
Black Gum, Deodar Cedar
Everdear Elm, White Oak
Southern Magnolia, Bald Cypress
Gold Maple, American Hornbeam

SITE UNDERSTORY TREE - 2" Caliper Minimum
Such As:
Crape Myrtle, Cherry
Serviceberry, Japanese Maple
Saucer Magnolia, Chaste Tree
Hinoki Cypress, Ironwood
Dogwood, Fringetree

PERIMETER BUFFER TREE - 3" Caliper Minimum
Such As:
Eastern Red Cedar
American Holly
Teddy Bear Magnolia
Green Giant Arborvitae
Nellie Stevens Holly

PERIMETER RECOMPENSE TREE - 4" Caliper Minimum
Such As:
Black Gum, Sweetbay Magnolia
Bald Cypress, American Holly
River Birch, Redbud
Swamp White Oak, Hickory

PARKING LOT TREE - 2" Caliper Minimum
Such As:
Chinese Pistache
Trident Maple
Willow Oak

PATRICK CORKILL LANDSCAPE ARCHITECTURE
404.680.2392

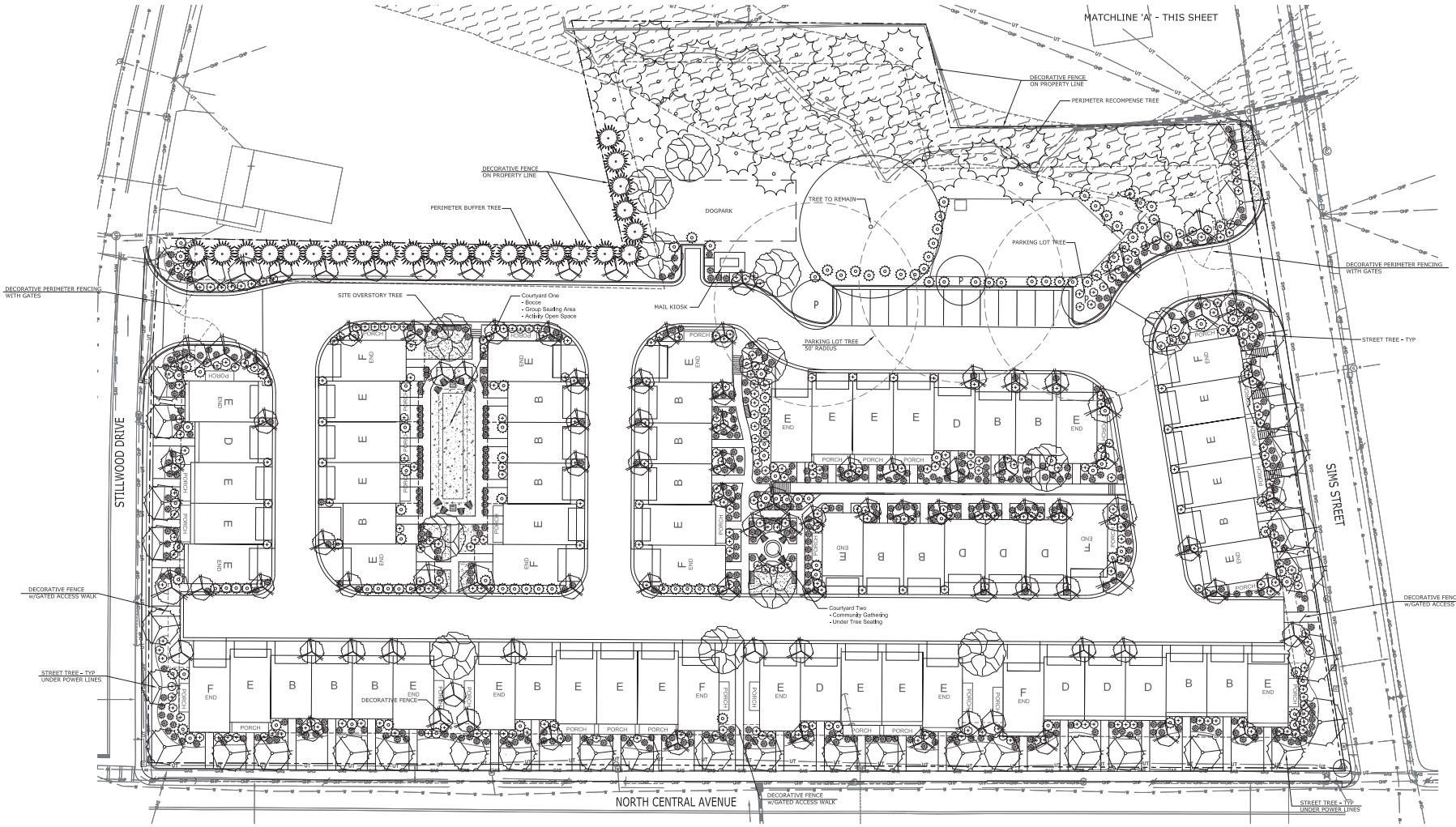
REVISIONS
DATE:

North Central Townhomes
North Central Avenue
Hapeville, GA

HARRISON HOMES
1954 Airport Road
Suite 242
Chamblee, GA 30341

DRAWING TITLE:
TREE REPLACEMENT PLAN

PC SUBMITTAL
DATE: 10/12/21
DRAWN: PJC
SCALE: 1"=20'-0"
SHEET: TR1.1



CONCEPTUAL TREE LIST

STREET TREE - 3" Caliper Minimum
Such As:
Allee Elm — Red Maple
Willow Oak — Black Gum
Under Power Lines
Fringe Tree — Crape Myrtle
Chaste Tree — Redbud

SITE OVERSTORY TREE - 4" Caliper Minimum
Such As:
Chinese Pistache — Trident Maple
Black Gum — Deodar Cedar
Everclear Elm — White Oak
Southern Magnolia — Bald Cypress
Gold Maple — American Hornbeam

SITE UNDERSTORY TREE - 2" Caliper Minimum
Such As:
Crape Myrtle — Cherry
Serviceberry — Japanese Maple
Saucer Magnolia — Chaste Tree
Hinoki Cypress — Ironwood
Dogwood — Fringetree

PERIMETER BUFFER TREE - 3" Caliper Minimum
Such As:
Eastern Red Cedar
American Holly
Teddy Bear Magnolia
Green Giant Arborvitae
Nellie Stevens Holly

PERIMETER RECOMPENSE TREE - 4" Caliper Minimum
Such As:
Black Gum — Sweetbay Magnolia
Bald Cypress — American Holly
River Birch — Redbud
Swamp White Oak — Hickory

PARKING LOT TREE - 2" Caliper Minimum
Such As:
Chinese Pistache
Trident Maple
Willow Oak

CONCEPTUAL SHRUB LIST

ACCENT SHRUBS:
Encore Azalea — Limelight Hydrangea
Nandina — Maiden Grass
Shasta Viburnum — Emerald Heights Distylium
Knockout Rose — Lemon-Lime Nandina
Needlepoint Holly — Winter Green Boxwood
Cleyera — Liriope
Otto Luyken Laurel — Variegated Pittosporum
Abelia — Yellow Anise

FOUNDATION SHRUBS:
American Boxwood — Camellia
Aucuba — Tea Olive
Gardenia — Nellie Stevens Holly
Emerald Arborvitae — Loropetalum
Ligustrum — Cherry Laurel

SMALL ACCENT PLANTS:
'Lemon Lime' Nandina — 'Blue Arrow' Juncus
'Soft Caress' Mahonia — Daylily
'Winter Gem' Boxwood — Hosta
Variegated Liriope — 'Green Mound' Juniper
Japanese Sweet Flag — 'Radiance' Abelia

PATRICK CORKILL LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS
DATE:

North Central Townhomes

North Central Avenue
Hapeville, GA

HARRISON HOMES
1954 Airport Road
Suite 242
Chamblee, GA 30341

DRAWING TITLE:
CONCEPTUAL LANDSCAPE PLAN

PC SUBMITTAL
DATE: 10/12/21
DRAWN: PJC
SCALE: 1"=20'-0"
SHEET: L1.1

RESERVED FOR CLERK OF COURT

GENERAL NOTES

1) THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A GEOMAX 90 TOTAL STATION WITH AN ANGULAR ERROR OF 09 SECONDS PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE RULE AND THE RELATIVE POSITIONAL ACCURACY IS 0.0230 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 506,794 FEET.

2) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13121C0366F, DATED 9/18/2013 FOR FULTON COUNTY, GEORGIA A PORTION OF THESE PROPERTIES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.

3) CURRENT ZONING ACCORDING TO THE CITY OF HAPEVILLE IS LISTED AS V, VILLAGE DISTRICT. THE CITY OF HAPEVILLE ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
BUILDING SETBACKS:
MINIMUM FRONT SETBACK – 15 FEET.
MINIMUM SIDE SETBACK – 15 FEET.
MINIMUM REAR SETBACK – 15 FEET.
MAXIMUM BUILDING HEIGHT IS 35 FEET OR 2.5 STORIES.

4) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM REAL-TIME ADJUSTED GPS OBSERVATIONS. (NAD 83 / NAVD 88)

5) ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES, UNLESS OTHERWISE STATED AS "GRID" DISTANCES.

6) CONTOUR INTERVALS SHOWN ARE TWO FEET.

Final Surveyor's Certificate:

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments and markers shown thereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 18,322 feet and an angular error of 09 seconds per angle point, and was adjusted using the least square rule. This plat has been calculated for closure and is found to be accurate within one foot in 506,794 feet and the property shown contains a total of 3.942 acres. The equipment used to obtain the linear and angular measurements herein was a Geomax 90 Total Station.

By: GLENN A. VALENTINO — October 11, 2021

Registered Georgia Land Surveyor No. 2528 — Date

Date of Expiration DECEMBER 31, 2022

SPECIAL NOTES

1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3) THE UNDERSIGNED SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4) PURSUANT TO RULE 180•6-.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

EXISTING TAX PARCELS

TRACT	TAX PARCEL ID #	ACRES	SQUARE FEET	ADDRESS
TRACT 1	14 009800110183	1.064	46,347	0 NORTH CENTRAL AVENUE
TRACT 2	14 009800110159	0.237	10,331	809 NORTH CENTRAL AVENUE
TRACT 3	14 009800110142	0.234	10,210	803 NORTH CENTRAL AVENUE
TRACT 4	14 009800110134	0.837	36,478	0 NORTH CENTRAL AVENUE
TRACT 5	14 009800110126	0.626	27,282	789 NORTH CENTRAL AVENUE
TRACT 6	14 009800110118	0.942	41,046	781 NORTH CENTRAL AVENUE
TOTAL		**3.942**	**171,694**	

OWNER'S ACKNOWLEDGEMENT AND DEDICATION: (STATE OF GEORGIA)
(FULTON COUNTY)

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Declaration to the use of the public forever all streets, easements, sanitary sewers and appurtenances, potable water mains and appurtenances, storm drains and appurtenances, and other public facilities and appurtenances thereon shown.

Signature of Subdivider — Date Signed

Printed or Typed Name of Subdivider

Signature of Owner — Date Signed

Printed or Typed Name of Owner

THE PURPOSE OF THIS PLAT IS TO COMBINE SIX (6) PARCELS IN TO ONE (1) PARCEL

VICINITY MAP
NOT TO SCALE

FINAL PLAT APPROVAL:

This subdivision plat has been reviewed by the Planning Commission and the City Engineer and found to be in compliance with Zoning Ordinance, Conditions of Zoning Approval, City of Hapeville Development Regulations and Subdivision Regulations, as amended, and that it has been approved by all other affected City and County Departments, as appropriate. The Mayor and City Council hereby approve this Final Plat, subject to the provisions and requirements of the City's regulations and the provisions and requirements of the Development Performance and Maintenance Agreement executed for this development between the Owner and the City of Hapeville.

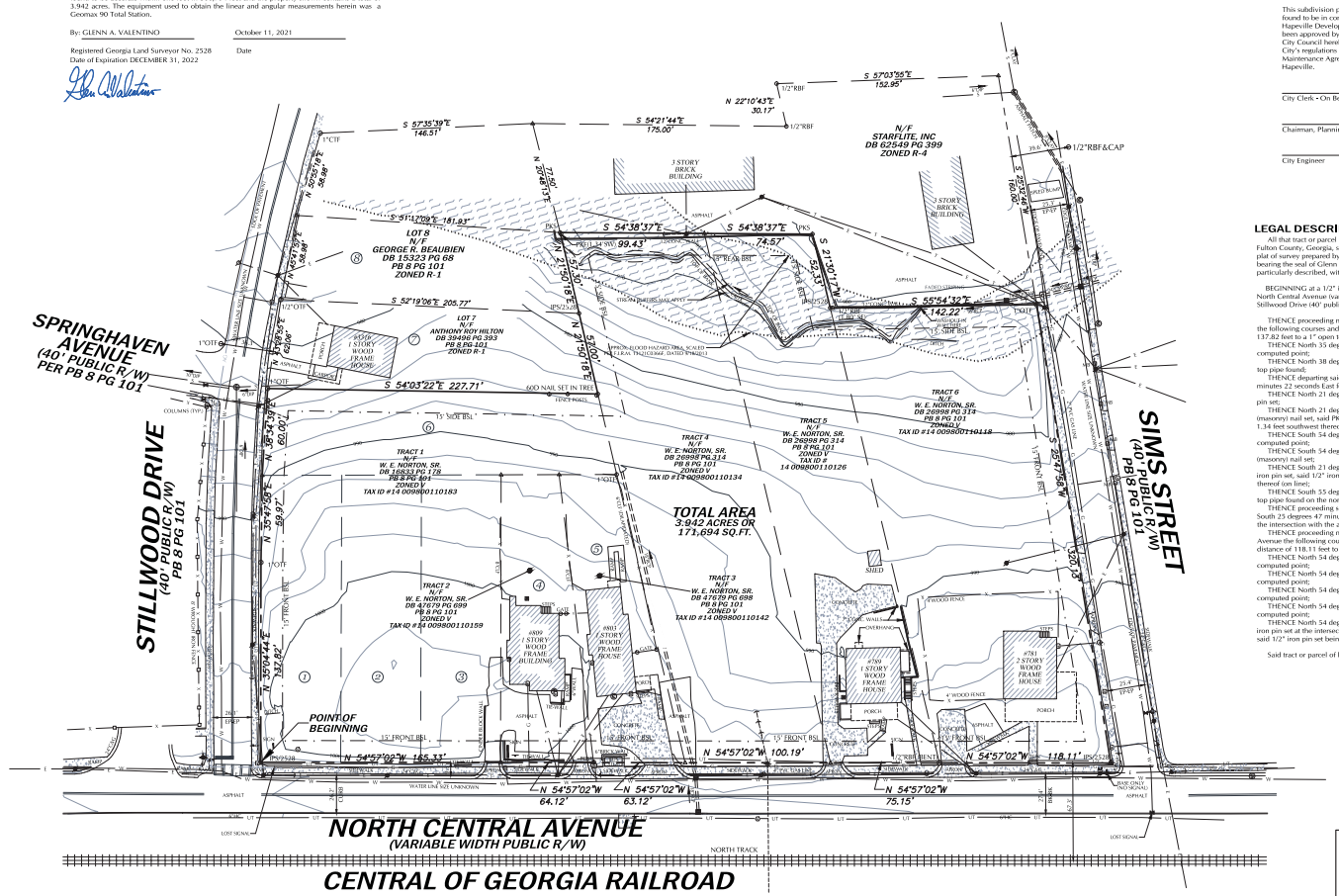
City Clerk - On Behalf of Mayor and Council — Date

Chairman, Planning Commission — Date

City Engineer — Date

LEGEND

- BROKEN LINE NOT TO SCALE
- FENCE LINE
- GUARDRAIL
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- SANITARY SEWER LINE
- UE — UNDERGROUND ELECTRIC LINE
- UT — UNDERGROUND TELEPHONE LINE
- UNK — UNKNOWN UNDERGROUND UTILITY LINE
- WATER LINE
- WET — WETLANDS AREA
- CATCH BASIN SINGLE WING
- CATCH BASIN DOUBLE WING
- COMPUTED POINT
- BORING HOLE
- CLEANOUT
- COMMUNICATION BOX
- ELECTRIC BOX
- ELECTRIC PANEL OR LINE MARKER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- ELECTRIC SWITCH
- FIBER OPTIC BOX
- FIBER OPTIC LINE MARKER
- FIRE DEPT. CONNECTION
- FIRE HYDRANT
- FLARED END SECTION
- GAS LINE MARKER
- GAS METER
- GAS VALVE
- GROUND LIGHT
- GUY POLE
- GUY WIRE
- HEADWALL
- HEATING/AIR CONDITIONING UNIT
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- POST INDICATOR VALVE
- POWER POLE
- SANITARY SEWER MANHOLE
- SIGN POST
- STORM WATER DROP INLET
- STORM WATER JUNCTION BOX
- STORM WATER YARD INLET
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VALVE/LINE MARKER
- BO — BOLLARD
- CMF — CONCRETE MONUMENT FOUND
- CTF — CRIMPED TOP PIPE FOUND
- FFE — FINISHED FLOOR ELEVATION
- IRB — IRRIGATION BOX
- IPF — IRON PIN FOUND
- IPS — 1/2" IRON PIN SET
- MB — MAIL BOX
- OTF — OPEN TOP PIPE FOUND
- PKF — PK NAIL FOUND
- PKS — PK NAIL SET
- RBF — REBAR FOUND
- RMF — RIGHT-OF-WAY MONUMENT FOUND
- RRSB — RAILROAD SIGNAL BOX
- SO — STUB OUT
- BSL — BUILDING SETBACK LINE
- C&G — CURB & GUTTER
- CP — CONCRETE PAD
- CLF — CHAIN LINK FENCE
- CMP — CORRUGATED METAL PIPE
- DB PG — DEED BOOK & PAGE
- DIP — DUCTILE IRON PIPE
- HC — HEADER CURB
- HDPE — HIGH DENSITY POLYETHYLENE PIPE
- INV — INVERT ELEVATION
- OCS — OUTLET CONTROL STRUCTURE
- PB PG — PLAT BOOK & PAGE
- PVC — PLASTIC PIPE
- RCP — REINFORCED CONCRETE PIPE
- TBM — TEMPORARY BENCHMARK
- ✕ 100.00 — SPOT ELEVATION
- C-100.00' — DEED CALL FOR DISTANCE
- (7) — LOT NUMBER PER PB 8 PG 101



LEGAL DESCRIPTION (OVERALL BOUNDARY)

All that tract or parcel of land lying and being in Land Lot 98, 14th District, City of Hapeville, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #21-033; DrawingFile #21-033), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

BEGINNING at a 1/2" iron pin set at the intersection of the northeasterly right-of-way line of North Central Avenue (variable width public r/w) and the southeasterly right-of-way line of Stillwood Drive (40' public r/w);

THENCE proceeding northeasterly along said southeasterly right-of-way line of Stillwood Drive the following courses and distances: North 35 degrees 04 minutes 44 seconds East for a distance of 137.82 feet to a 1" open top pipe found;
THENCE North 35 degrees 47 minutes 58 seconds East for a distance of 39.97 feet to a computed point;
THENCE North 38 degrees 34 minutes 39 seconds East for a distance of 60.00 feet to a 1" open top pipe found;
THENCE departing said southeasterly right-of-way line of Stillwood Drive South 54 degrees 03 minutes 22 seconds East for a distance of 227.71 feet to a 60D nail set in tree;
THENCE North 21 degrees 30 minutes 18 seconds East for a distance of 57.00 feet to a 1/2" iron pin set;
THENCE North 21 degrees 50 minutes 18 seconds East for a distance of 57.30 feet to a PK (masonry) nail set, said PK (masonry) nail set being witnessed by a PK (masonry) nail found located 1.34 feet southwest thereof;
THENCE South 54 degrees 38 minutes 37 seconds East for a distance of 99.43 feet to a computed point;
THENCE South 54 degrees 38 minutes 37 seconds East for a distance of 74.57 feet to a PK (masonry) nail set;
THENCE South 21 degrees 30 minutes 17 seconds West for a distance of 52.33 feet to a 1/2" iron pin set, said 1/2" iron pin set being witnessed by a 1/2" rebar found located 1.80 feet southeast thereof (on line);
THENCE South 55 degrees 54 minutes 32 seconds East for a distance of 142.22 feet to a 1" open top pipe found on the northwesterly right-of-way line of Sims Street (40' public r/w);
THENCE proceeding southwesterly along said northwesterly right-of-way line of Sims Street South 25 degrees 47 minutes 58 seconds West for a distance of 320.13 feet to a 1/2" iron pin set at the intersection with the aforesaid northeasterly right-of-way line of North Central Avenue;
THENCE proceeding northwesterly along said northeasterly right-of-way line of North Central Avenue the following courses and distances: North 54 degrees 57 minutes 02 seconds West for a distance of 118.11 feet to a bent 1/2" rebar found;
THENCE North 54 degrees 57 minutes 02 seconds West for a distance of 75.15 feet to a computed point;
THENCE North 54 degrees 57 minutes 02 seconds West for a distance of 100.19 feet to a computed point;
THENCE North 54 degrees 57 minutes 02 seconds West for a distance of 63.12 feet to a computed point;
THENCE North 54 degrees 57 minutes 02 seconds West for a distance of 64.12 feet to a computed point;
THENCE North 54 degrees 57 minutes 02 seconds West for a distance of 165.33 feet to a 1/2" iron pin set at the intersection with the aforesaid southeasterly right-of-way line of Stillwood Drive, said 1/2" iron pin set being the POINT OF BEGINNING;

Said tract or parcel of land contains 3.942 acres or 171,694 square feet.

UTILITY WARNING

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER(S), THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

811 Know what's below. Call before you dig. Or Call 800-282-7411 Three working days prior to construction

40 0 40 80 120
GRAPHIC SCALE – FEET

STATE OF GEORGIA PLAT ACT CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GLENN A. VALENTINO GA. R.L.S. #2528
DATE OF EXPIRATION: 12/31/2022

LOT COMBINATION SURVEY FOR:

TOWNHOMES AT 781-819 NORTH CENTRAL AVENUE

LAND LOT 98 14TH DISTRICT CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
4045 ORCHARD ROAD
BUILDING 200
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0015
FAX: (770) 435-6050
WEB: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND SURVEYING FIRM LICENSE NO. LSF000794

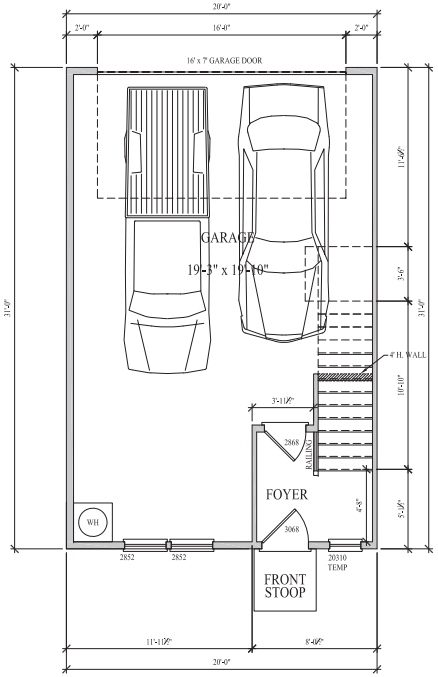
REVISIONS

GEORGIA — ASSOCIATE — No. 2528 — LAND SURVEYOR — GLENN A. VALENTINO

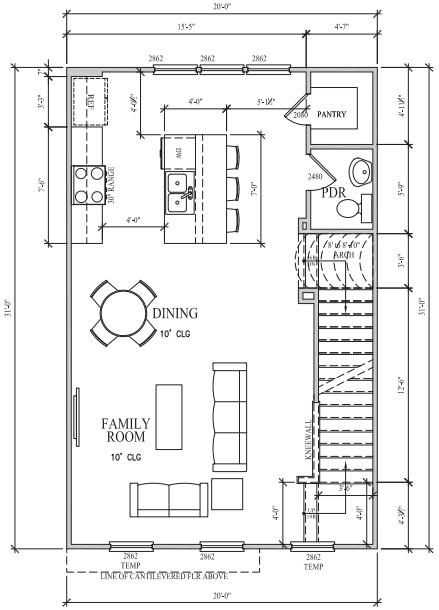
SCALE:	1" = 40'
DATE:	10/01/2021
JOB NUMBER:	21-033
FILE NUMBER:	21-033
PLOTTED:	10/01/2021

LOT COMBINATION PLAT

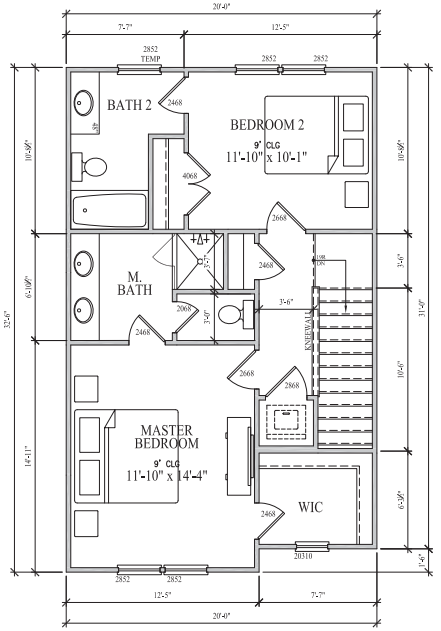
SHEET
1 OF 1



- / Bm TERRACE LEVEL PLAN
SCALE: 1/8" = 1'-0"



- / Bm FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



- / Bm SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES	
TERRACE LEVEL	78
FIRST FLOOR	620
SECOND FLOOR	584
TOTAL (HEATED)	1282
GARAGE	542

HARRISON HOMES

ISSUE DATE: 7/22/2021
FOR DESIGN

SEAL

Harrison Homes
www.HarrisonAtl.com
404-965-7114
1954 Airport Road, Suite 242
Chamblee, GA 30341

Harrison Homes provides relationship-driven experiences culminating in timeless designs built with structural integrity and premium finishes.

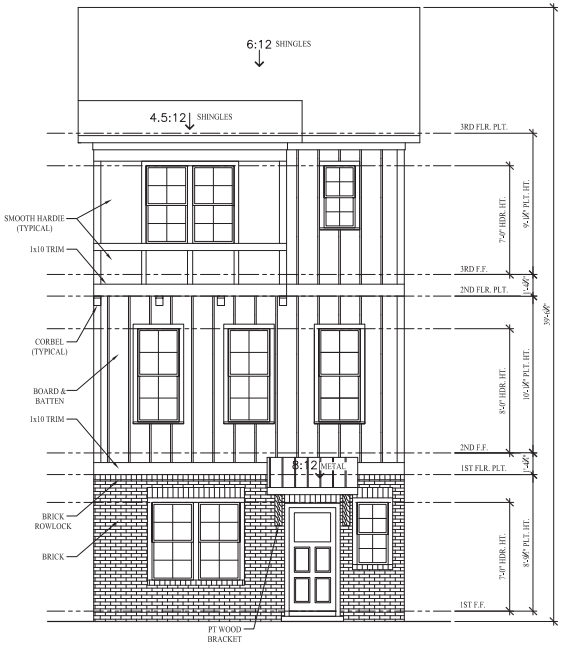
These drawings are the property of Harrison Homes and are not to be utilized for construction, or copied in part or in whole, without permission from the builder.

HAPEVILLE TOWNS

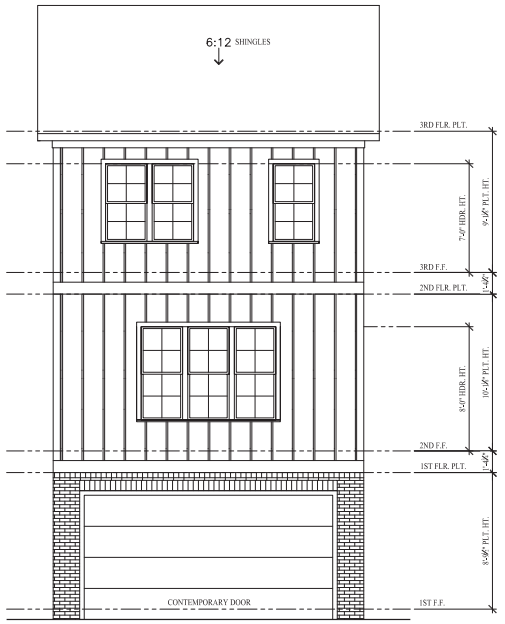
PLAN "B" (middle unit)

Last Saved By:	
Jason	10/11/2021

SHEET
Bm



B2-0m FRONT ELEVATION
SCALE: 1/8" = 1'-0"



B2-0m REAR ELEVATION
SCALE: 1/8" = 1'-0"

HARRISON HOMES

ISSUE DATE: 7/22/2021
FOR DESIGN

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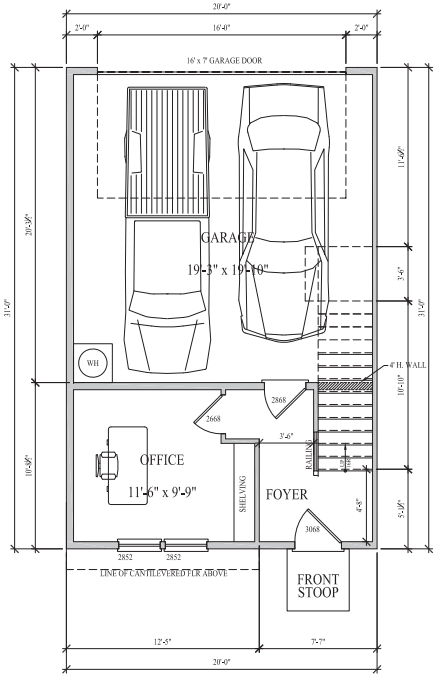
HAPEVILLE TOWNS

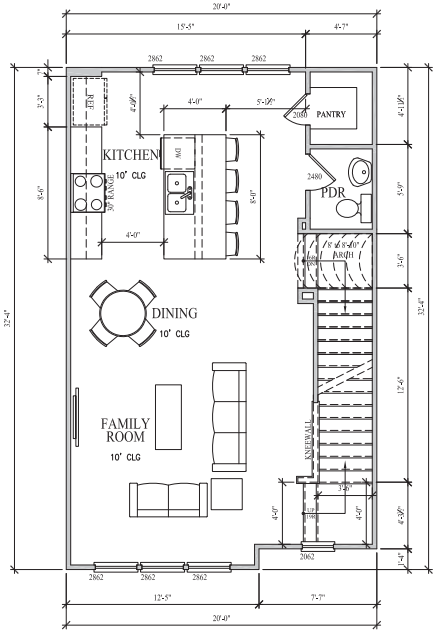
FRONT & REAR ELEVATIONS "B" (middle unit)

Last Saved By:
Jason 10/12/2021

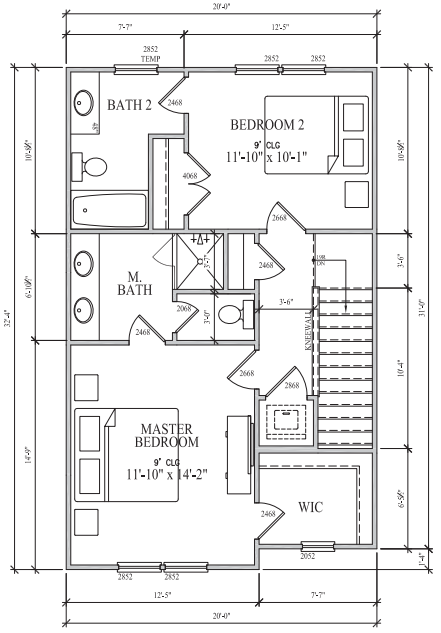
SHEET
B2-0m



TERRACE LEVEL PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES	
TERRACE LEVEL	214
FIRST FLOOR	637
SECOND FLOOR	583
TOTAL (HEATED)	1434
GARAGE	406

HARRISON HOMES

ISSUE DATE: 7/22/2021
FOR DESIGN

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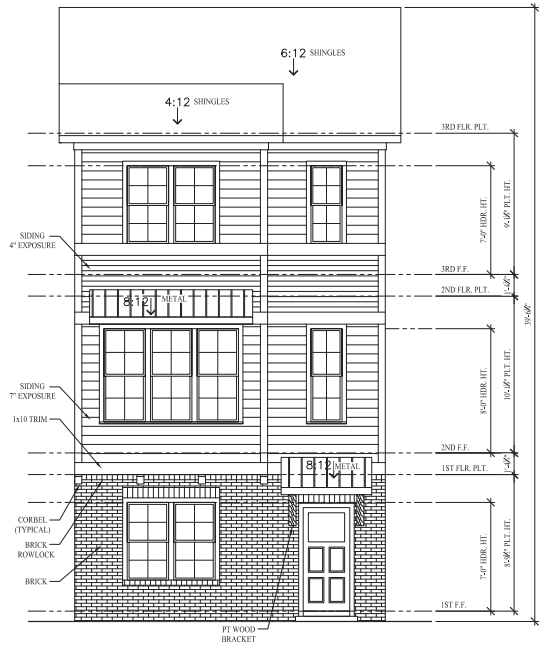
HAPEVILLE TOWNS

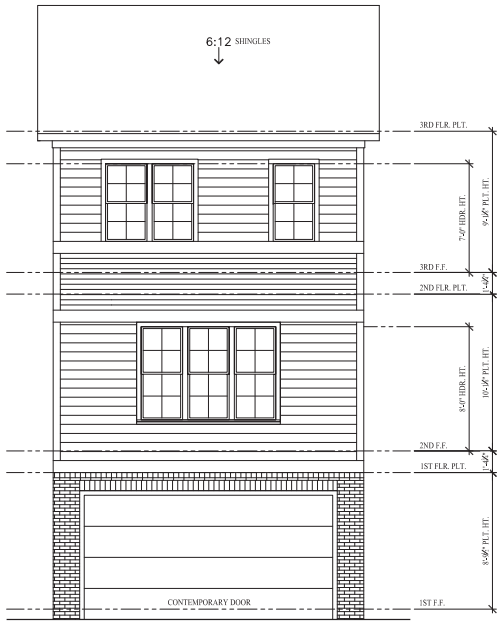
PLAN "D" (middle unit)

Last Saved By:
Jason 10/11/2021

SHEET
Dm



D / D2-0m FRONT ELEVATION
SCALE: 1/8" = 1'-0"



D / D2-0m REAR ELEVATION
SCALE: 1/8" = 1'-0"

HARRISON HOMES

ISSUE DATE: 7/22/2021
FOR DESIGN

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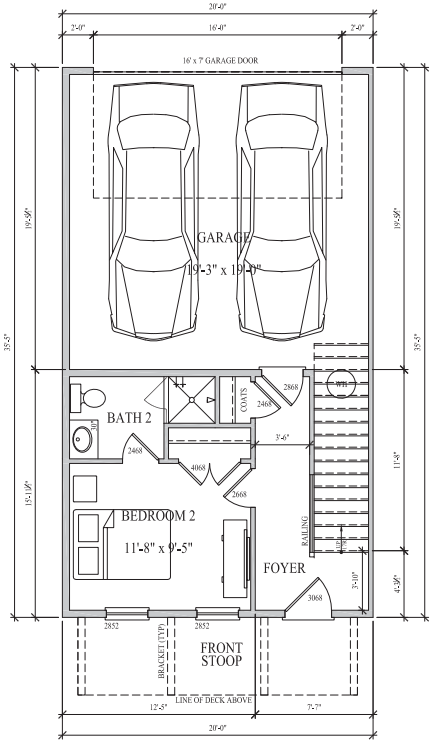
HAPEVILLE TOWNS

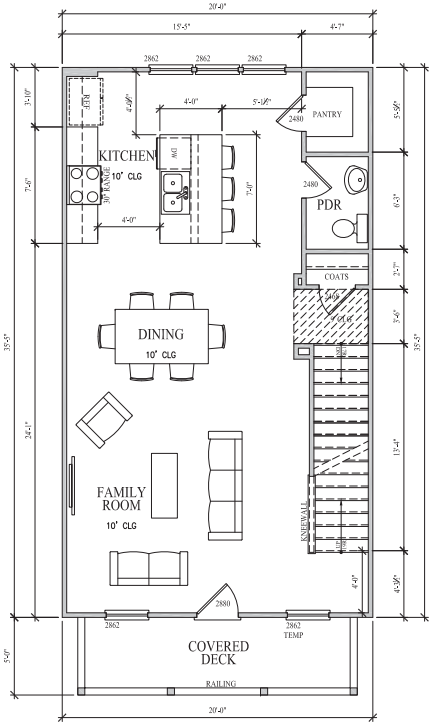
FRONT & REAR ELEVATIONS "D" (middle unit)

Last Saved By:
Jason | 10/12/2021

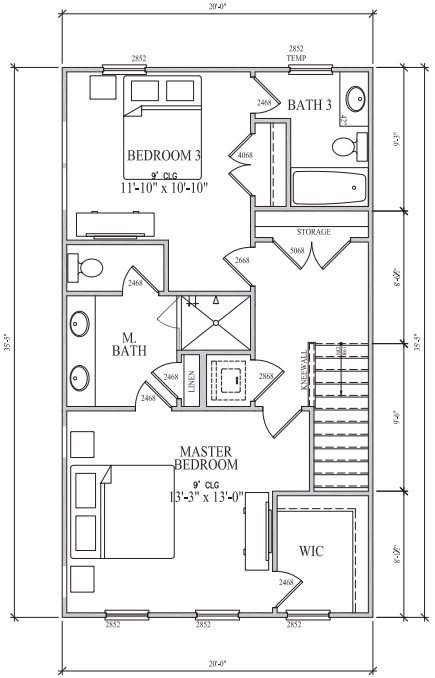
SHEET
D2-0m



TERRACE LEVEL PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES	
TERRACE LEVEL	319
FIRST FLOOR	708
SECOND FLOOR	672
TOTAL (HEATED)	1699
GARAGE	389
COVERED DECK	90

HARRISON HOMES

ISSUE DATE: 7/22/2021
FOR DESIGN

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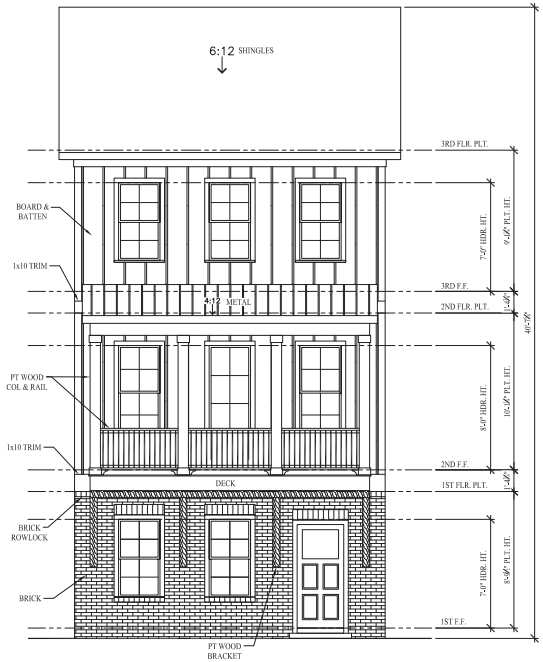
HAPEVILLE TOWNS

PLAN "E" (middle unit)

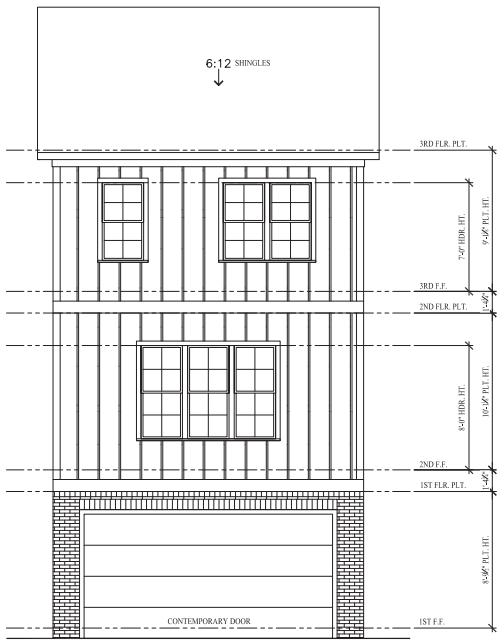
Last Saved By:
Jason 10/12/2021

SHEET
Em



E
E2-0m

FRONT ELEVATION
SCALE: 1/8" = 1'-0"



E
E2-0m

REAR ELEVATION
SCALE: 1/8" = 1'-0"

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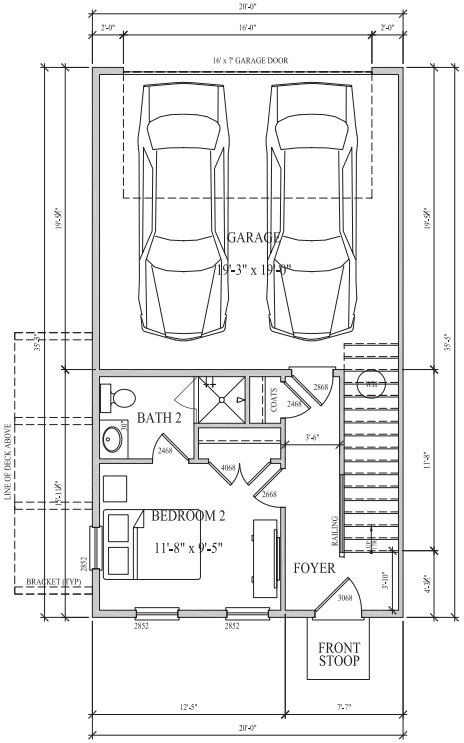
HAPEVILLE TOWNS

FRONT ELEVATION "E" (middle unit)

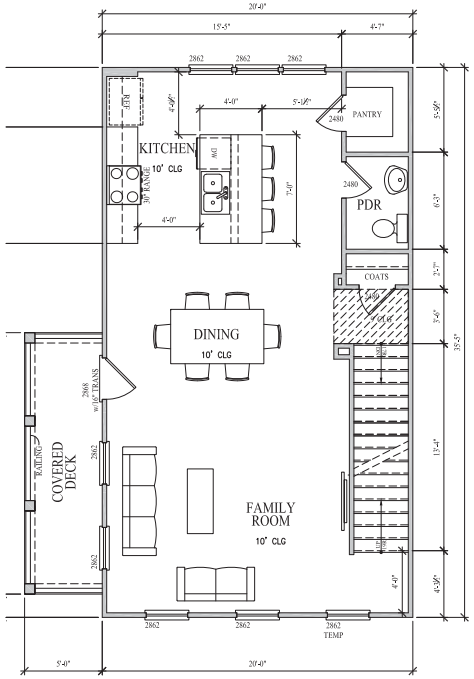
Last Saved By:
Jason | 10/12/2021

SHEET
E2-0m



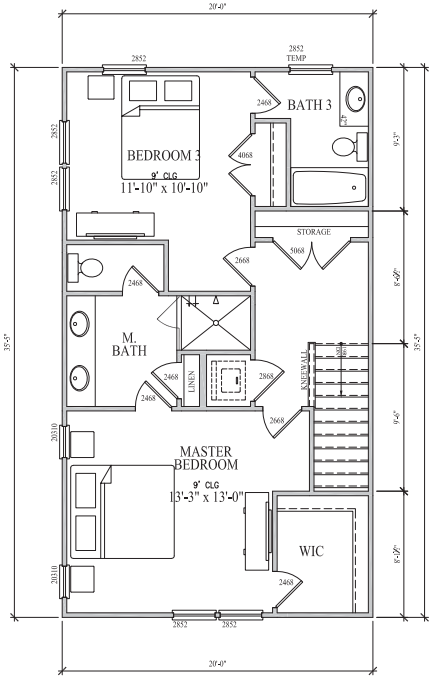
- Ee

TERRACE LEVEL PLAN
SCALE: 1/8" = 1'-0"



- Ee

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



- Ee

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES	
TERRACE LEVEL	319
FIRST FLOOR	708
SECOND FLOOR	672
TOTAL (HEATED)	1699
GARAGE	389
COVERED DECK	84

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HAPEVILLE TOWNS

PLAN "E" (end unit)

Last Saved By:
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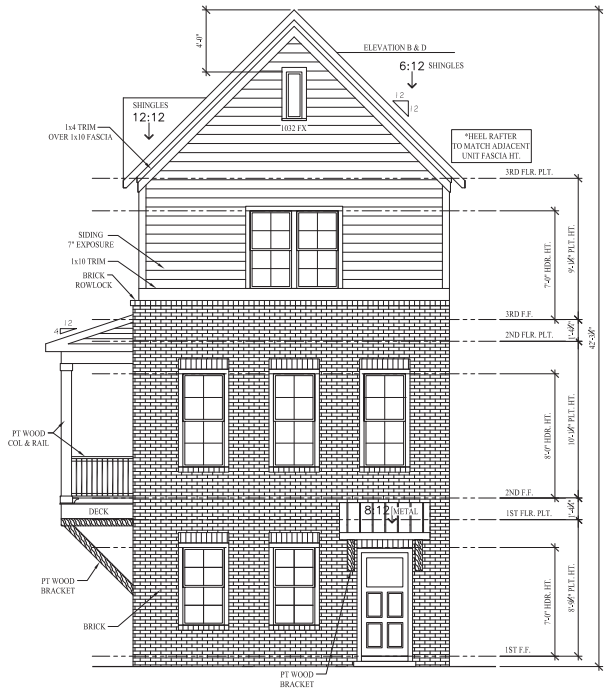
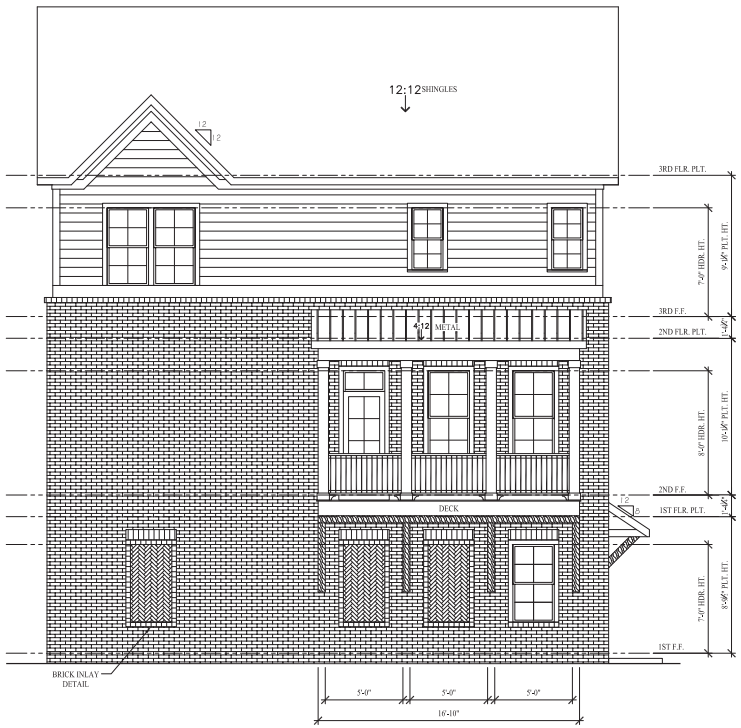
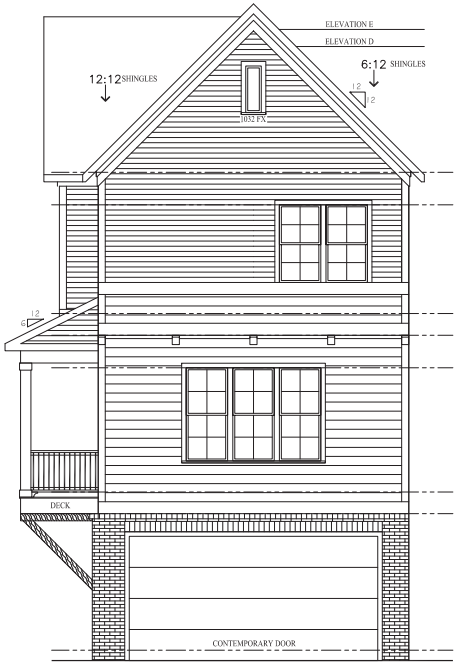
SHEET
Ee



F
E2-0e
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



F
E2-0e
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



F
E2-0e
REAR ELEVATION
SCALE: 1/8" = 1'-0"

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HAPEVILLE TOWNS

FRONT, SIDE, & REAR ELEVATIONS "E" (end unit)

Last Saved By:
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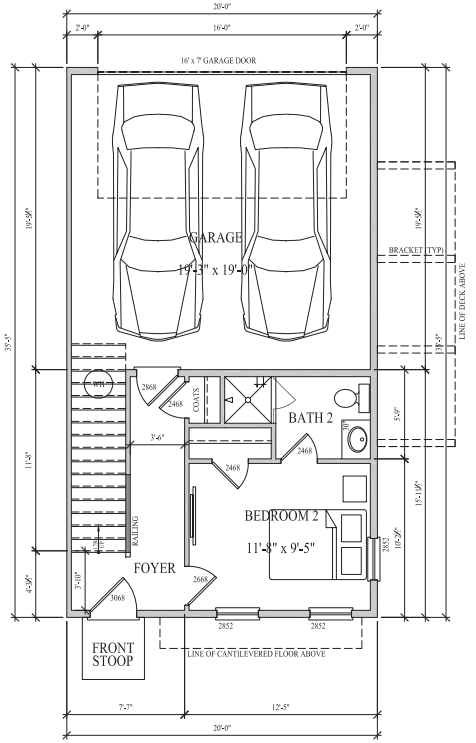
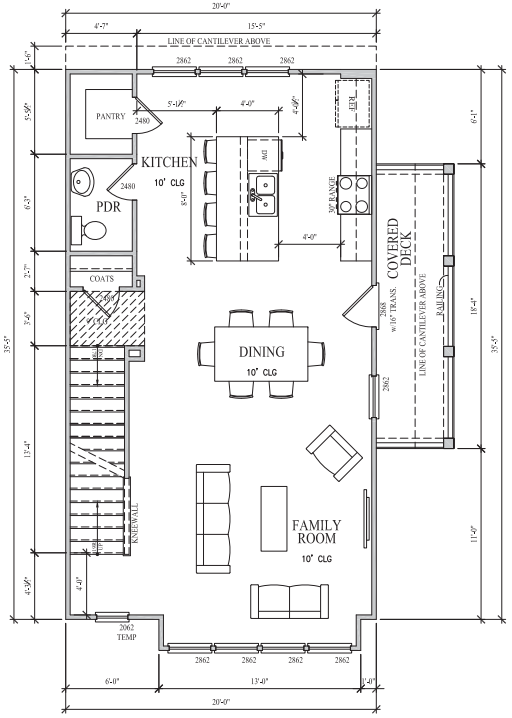
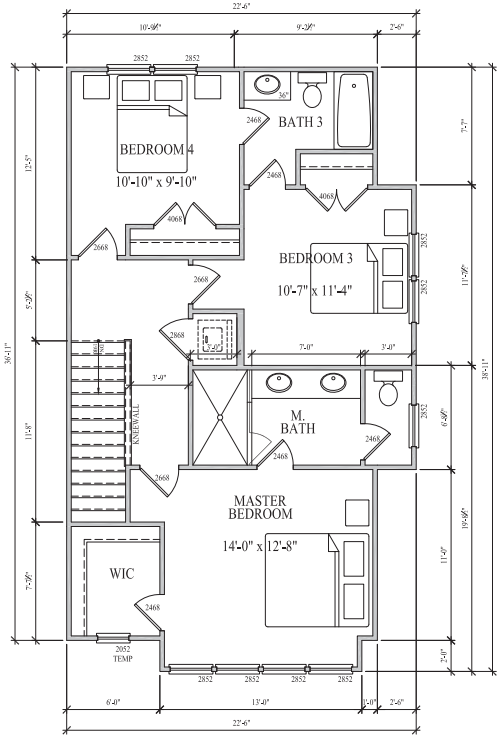
SHEET
E2-0e



TERRACE LEVEL PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES	
TERRACE LEVEL	319
FIRST FLOOR	734
SECOND FLOOR	766
TOTAL (HEATED)	1819
GARAGE	389
COVERED DECK	92

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HAPEVILLE TOWNS

PLAN "F" (end unit)

Last Saved By:
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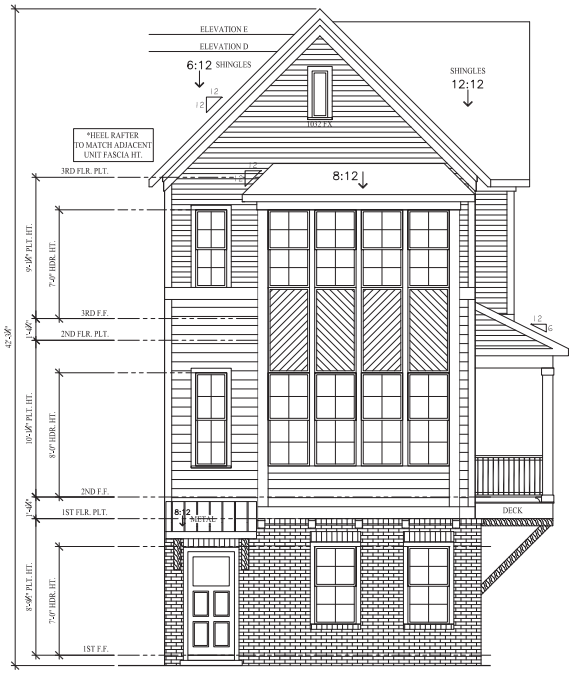
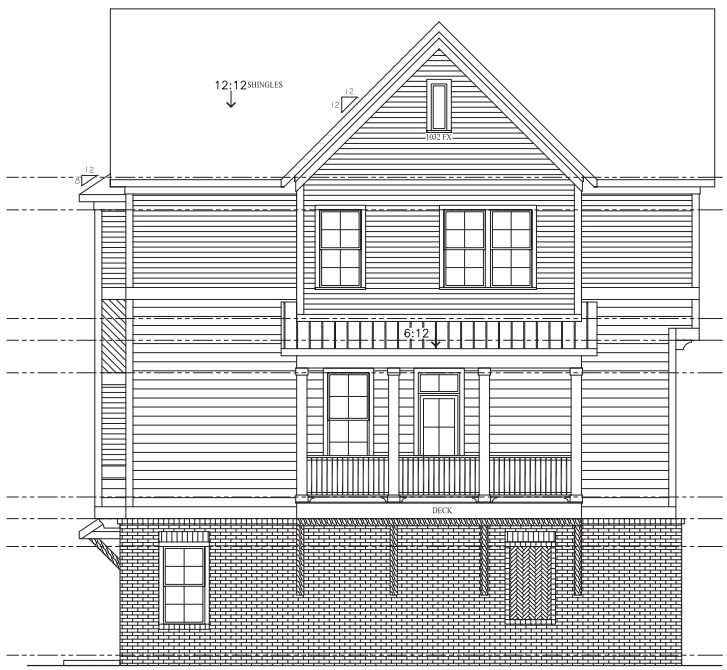
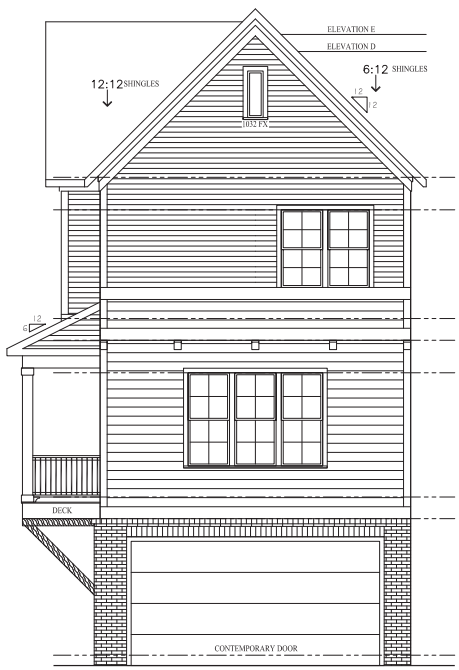
SHEET
Fe



F / F2-0e FRONT ELEVATION
SCALE: 1/8" = 1'-0"



F / F2-0e SIDE ELEVATION
SCALE: 1/8" = 1'-0"



F / F2-0e REAR ELEVATION
SCALE: 1/8" = 1'-0"

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HAPEVILLE TOWNS

FRONT, SIDE, & REAR ELEVATIONS "F" (end unit)

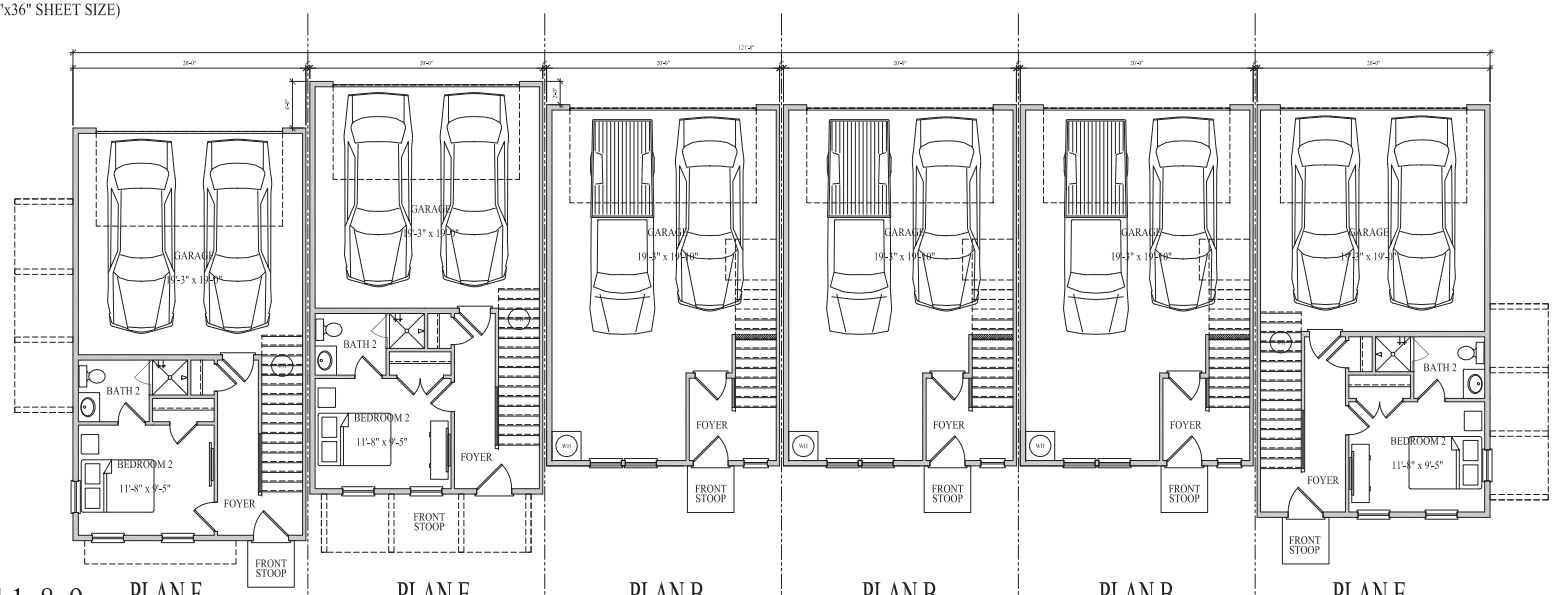
Last Saved By:
Jason | 10/12/2021

SHEET
F2-0e

BUILDINGS 1, 8, 9

PLAN F | PLAN E | PLAN B | PLAN B | PLAN B | PLAN E

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



BUILDINGS 1, 8, 9

PLAN F | PLAN E | PLAN B | PLAN B | PLAN B | PLAN E

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

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HAPEVILLE TOWNS

BUILDINGS 1, 8, 9

Last Saved By:	
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SHEET
2.0

LEFT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

RIGHT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

REAR ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

PLAN E | PLAN B | PLAN B | PLAN B | PLAN E | PLAN F

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HAPEVILLE TOWNS

BUILDINGS 1, 8, 9

Last Saved By:
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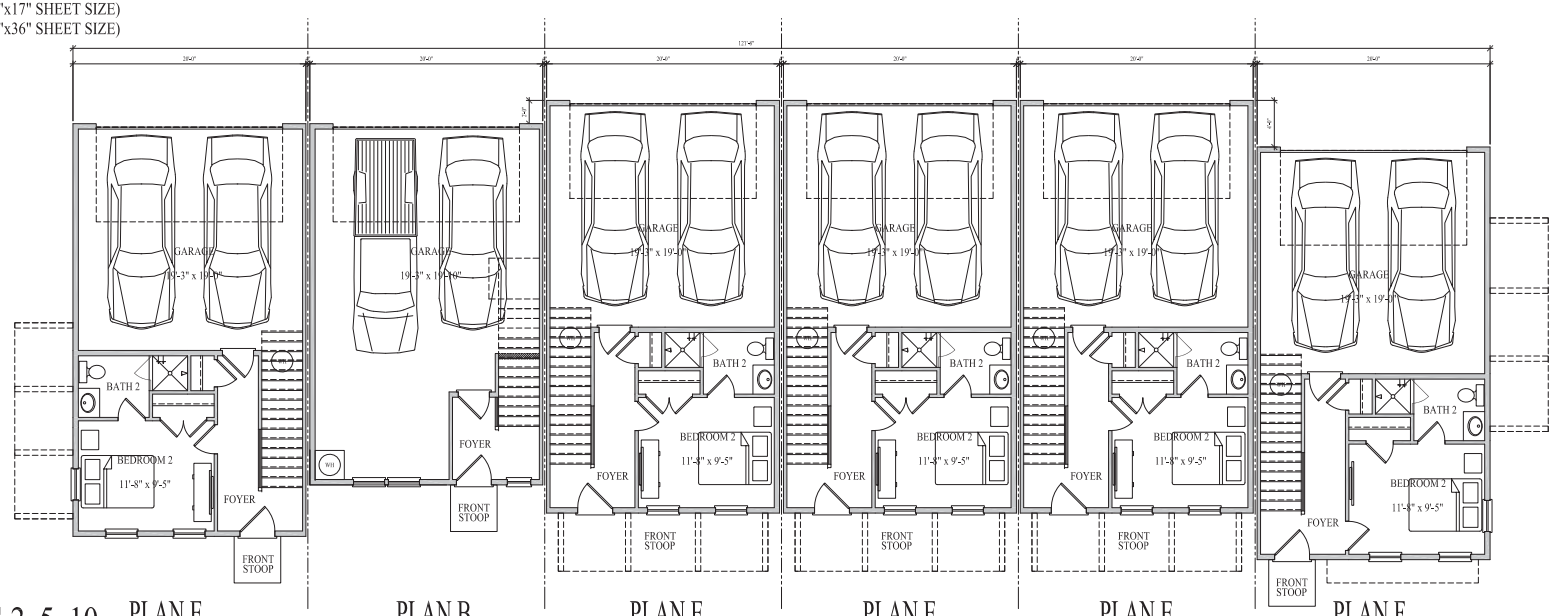
SHEET
2.1

BUILDINGS 2, 5, 10

PLAN E | PLAN B | PLAN E | PLAN E | PLAN E | PLAN F

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



BUILDINGS 2, 5, 10

PLAN E | PLAN B | PLAN E | PLAN E | PLAN E | PLAN F

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

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HAPEVILLE TOWNS

BUILDINGS 2, 5, 10

Last Saved By:
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SHEET
2.2

LEFT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

RIGHT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

REAR ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

PLAN F | PLAN E | PLAN E | PLAN E | PLAN B | PLAN E

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HAPEVILLE TOWNS

BUILDINGS 2, 5, 10

Last Saved By:
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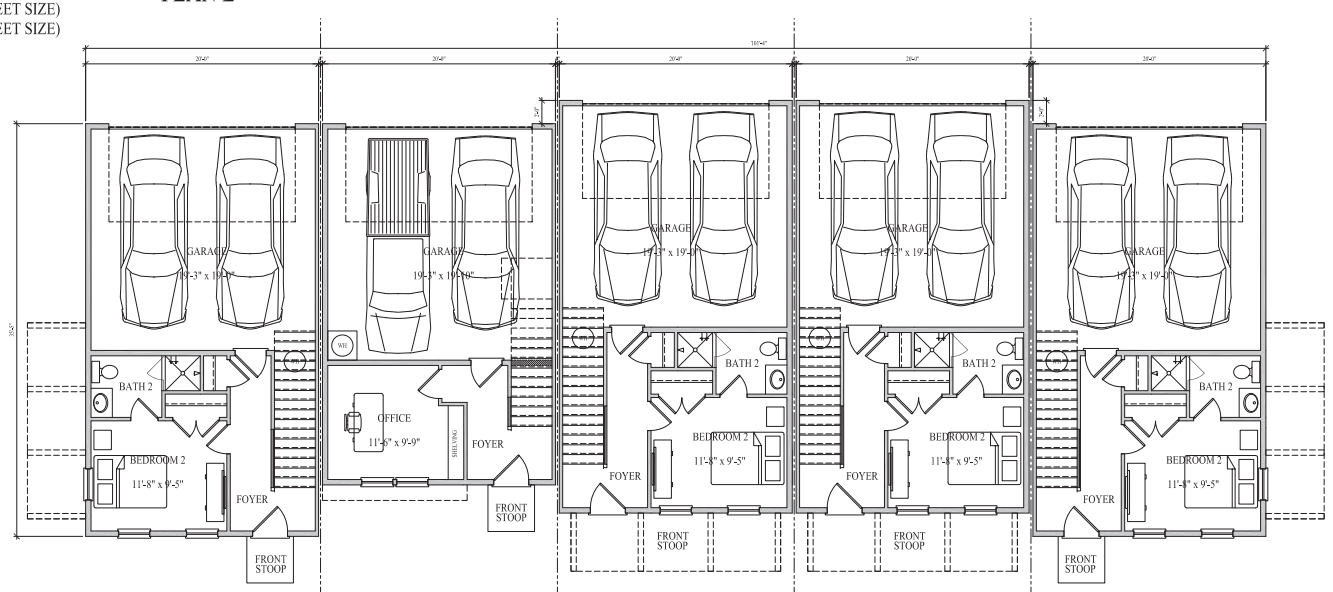
SHEET
2.3

PLAN E PLAN D PLAN E PLAN E PLAN E

BUILDINGS 3 & 11

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



PLAN E PLAN D PLAN E PLAN E PLAN E

BUILDINGS 3 & 11

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

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BUILDINGS 3 & 11

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SHEET 2.4

LEFT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

RIGHT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

REAR ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

PLAN E PLAN E PLAN E PLAN D PLAN E

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BUILDINGS 3 & 11

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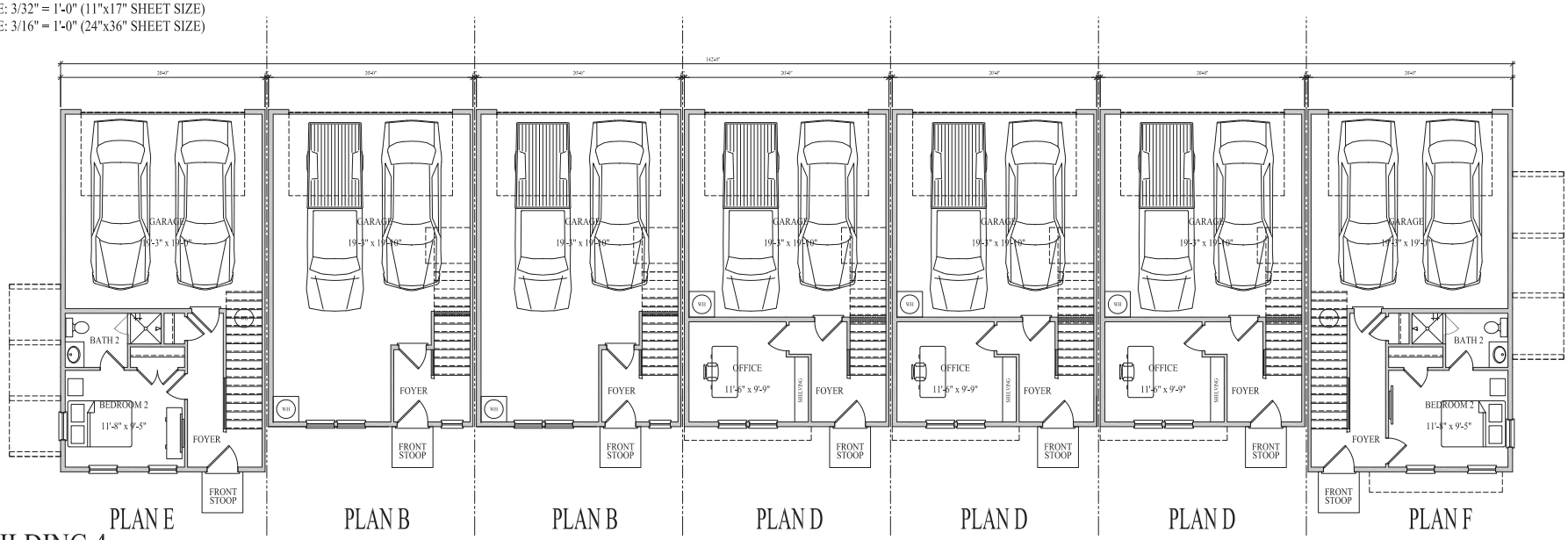
SHEET
2.5

PLAN E | PLAN B | PLAN B | PLAN D | PLAN D | PLAN D | PLAN F

BUILDING 4

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



PLAN E | PLAN B | PLAN B | PLAN D | PLAN D | PLAN D | PLAN F

BUILDING 4

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

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HAPEVILLE TOWNS

BUILDING 4

Last Saved By:
Jason | 10/11/2021

SHEET
2.6

LEFT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

RIGHT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

PLAN F PLAN D PLAN D PLAN D PLAN B PLAN B PLAN E

REAR ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

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HAPEVILLE TOWNS

BUILDING 4

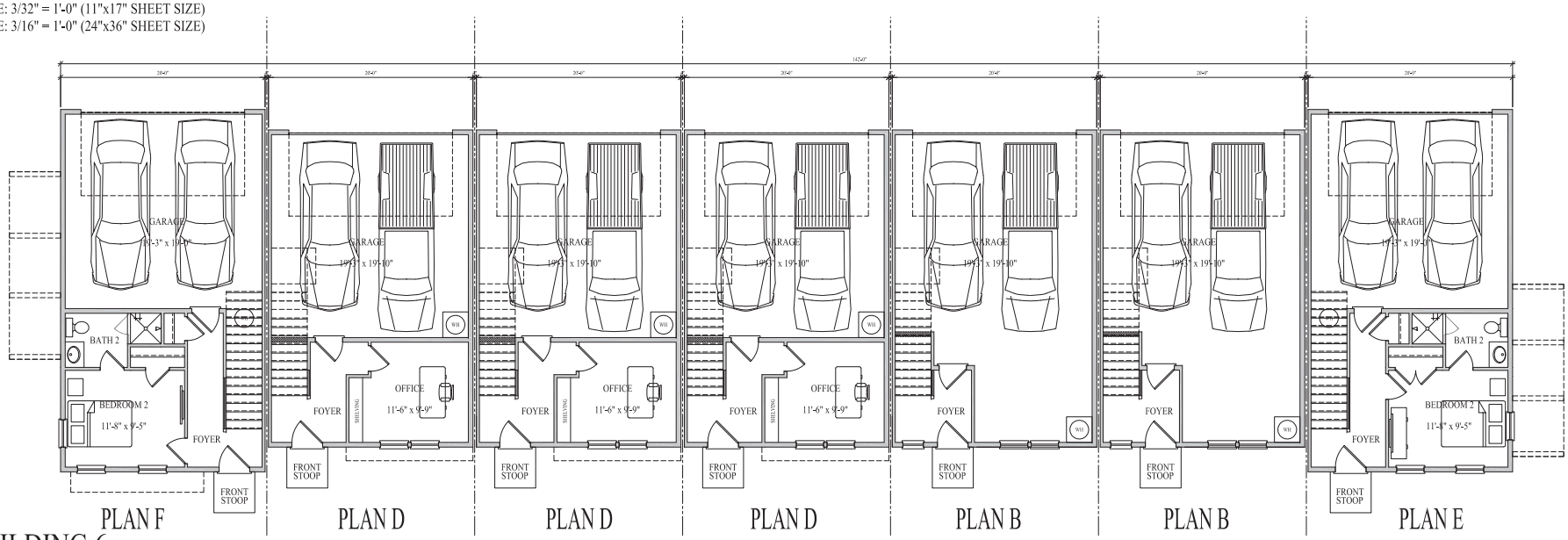
Last Saved By:
Jason 10/11/2021

SHEET
2.7

BUILDING 6

PLAN F | PLAN D | PLAN D | PLAN D | PLAN B | PLAN B | PLAN E

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



PLAN F | PLAN D | PLAN D | PLAN D | PLAN B | PLAN B | PLAN E

BUILDING 6

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

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HAPEVILLE TOWNS

BUILDING 6

Last Saved By:
Jason | 10/11/2021

SHEET
2.8

LEFT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

RIGHT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

PLAN E PLAN B PLAN B PLAN D PLAN D PLAN D PLAN F

REAR ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

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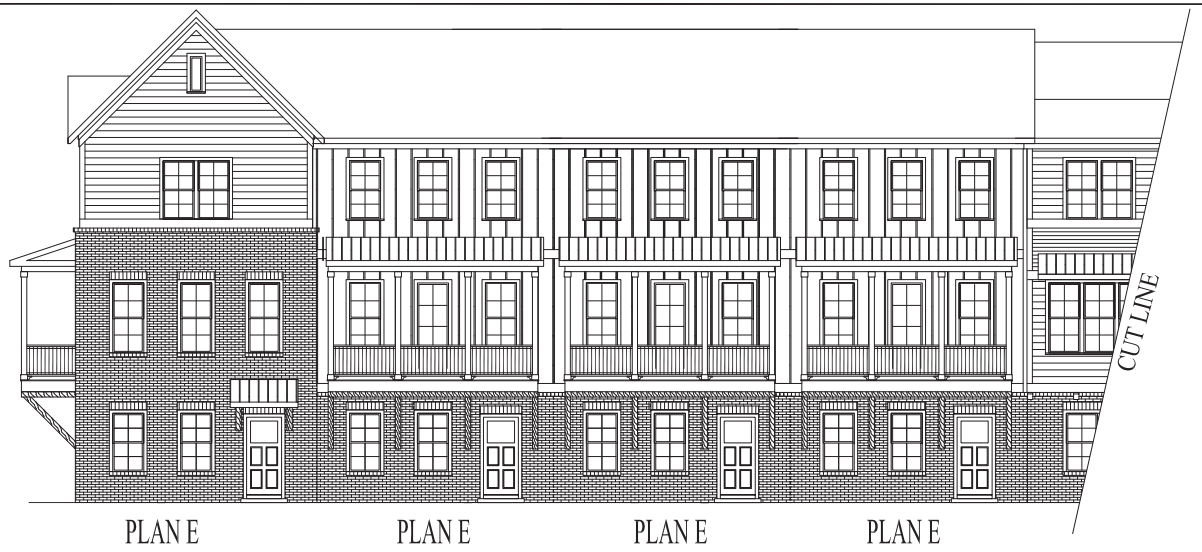
HAPEVILLE TOWNS

BUILDING 6

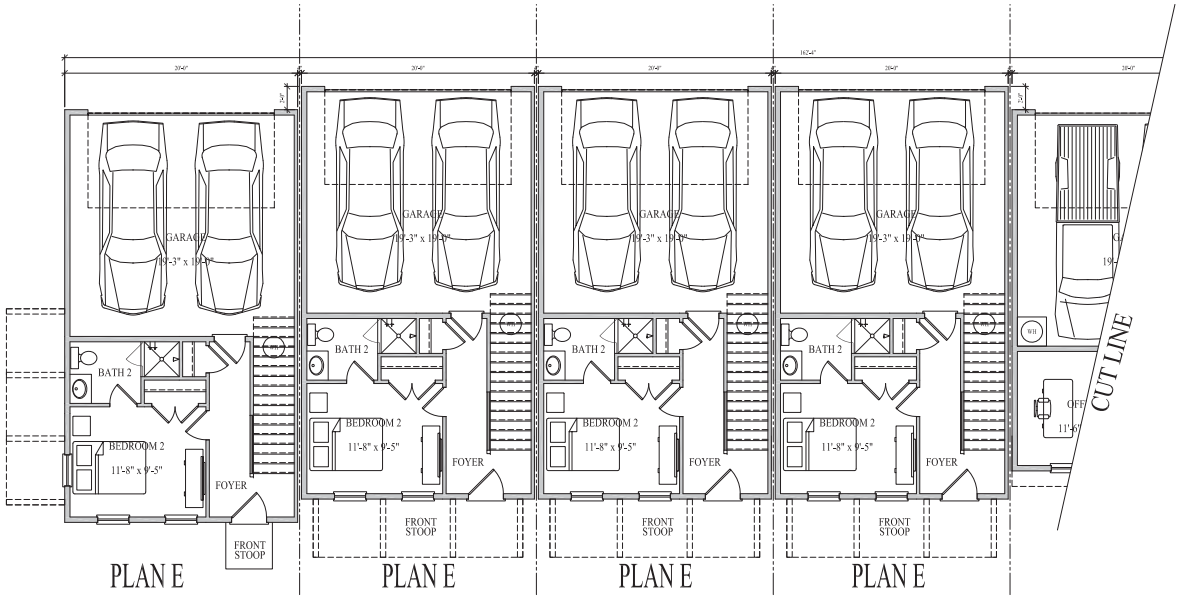
Last Saved By:
Jason 10/11/2021

SHEET
2.9



BUILDING 7

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



BUILDING 7

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

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HAPEVILLE TOWNS

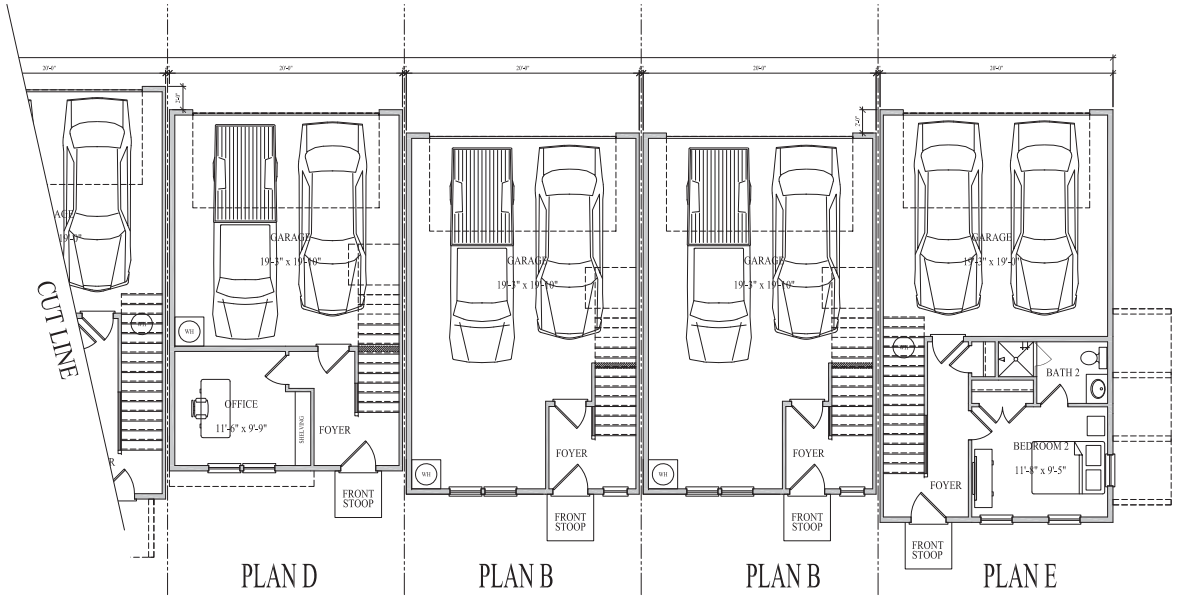
BUILDING 7

Last Saved By:
Jason 10/11/2021

SHEET
2.10

BUILDING 7

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



BUILDING 7

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

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HAPEVILLE TOWNS

BUILDING 7

Last Saved By:
Jason 10/11/2021

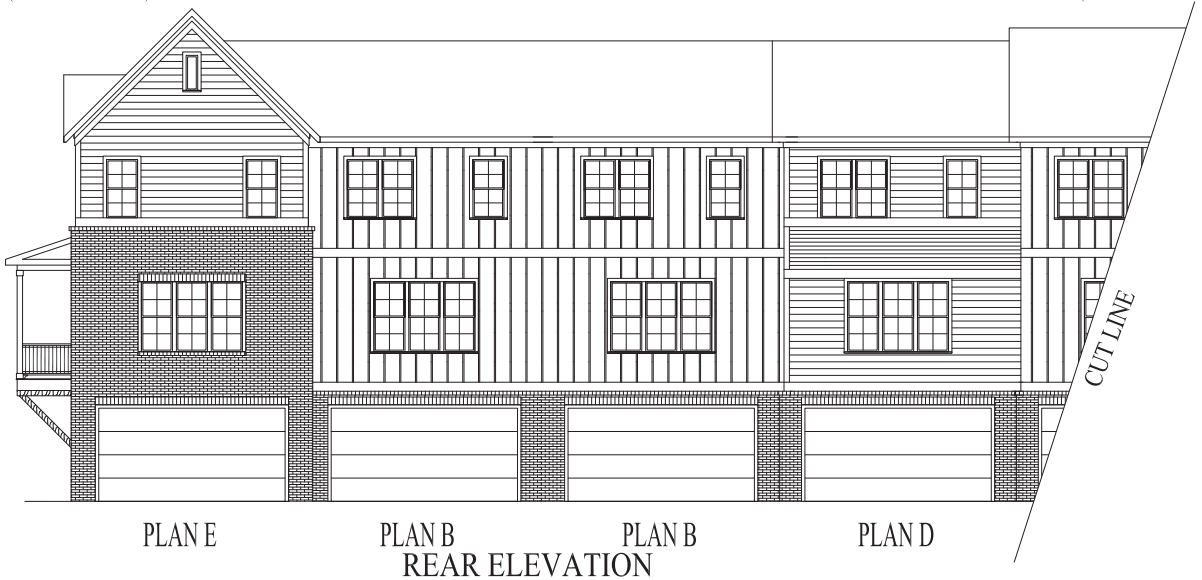
SHEET
2.11

LEFT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

RIGHT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

HARRISON HOMES

ISSUE DATE: 7/22/2021
FOR DESIGN

SEAL

Harrison Homes
www.HarrisonAtl.com
404-965-7114
1954 Airport Road, Suite 242
Chamblee, GA 30341

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HAPEVILLE TOWNS

BUILDING 7

Last Saved By:
Jason | 10/11/2021

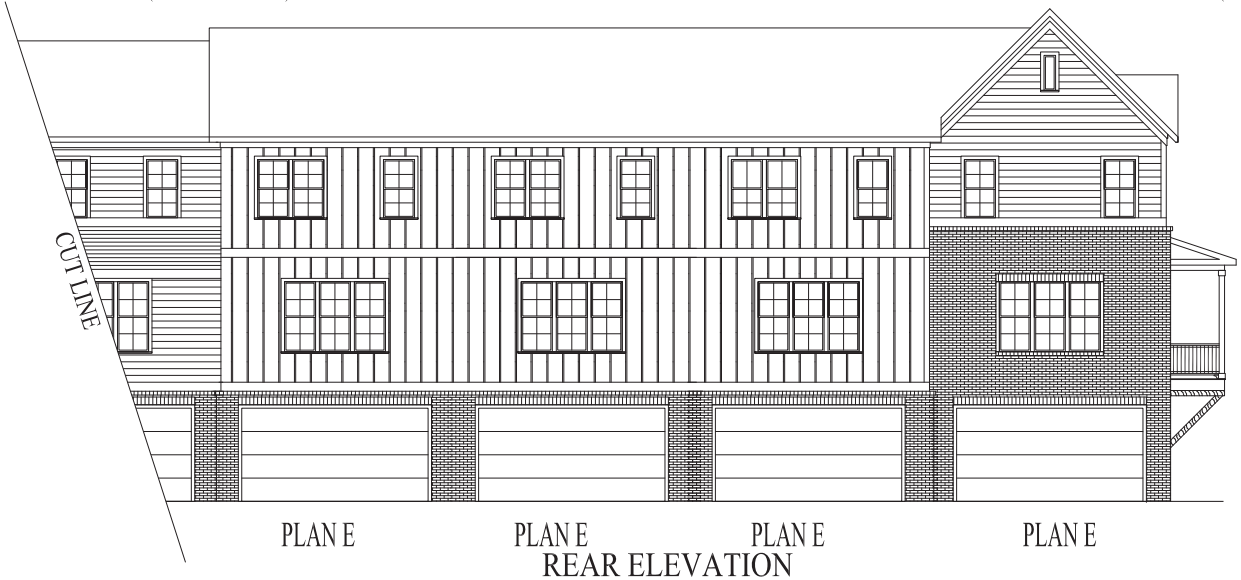
SHEET
2.12

LEFT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

RIGHT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

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HAPEVILLE TOWNS

BUILDING 7

Last Saved By:
Jason | 10/11/2021

SHEET
2.13

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: November 11, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 781-819 N Cental3165 Dogwood Dr

BACKGROUND

The City of Hapeville has received a site plan application from North & Central Venture Partners LLC to construct a 68 unit townhome development on a newly consolidated lot (pending Planning Commission approval) at 781-819 N Central Avenue. A subdivision plat has been submitted to consolidate 6 parcels to serve as the development site.

The property is zoned V, Village, is part of the A-D, Arts District Overlay, and is subject to the requirements for Neighborhood Conservation Area, Subarea C of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.1. - V ZONE (VILLAGE)

Sec. 93-11.1-1. - Intent.

The V district is established in order to:

(1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;
(2) Accommodate residents in the district with pedestrian access to services and employment typical of a live/work community;
(3) Promotes neighborhoods established near shopping and employment centers;
(4) Encourage pedestrian and neighborhood uses in the commercial area;
(5) Discourage land uses, which are automobile or transportation related;
(6) Exclude industrial uses such as manufacturing, processing and warehousing;
(7) Promote retail and related commercial uses such as business offices, florists, card shops antiques, apparel and banks; and
(8) Encourage mixed use with commercial uses on the first floor and residential living above.

Sec. 93-22.1-1. - Chart of dimensional requirements

Dimensional Requirements for **V< Village Zoning** are as follows:

							Minimum Front Yard Setback	Minimum			Maximum		
Development Type	**Lot Frontage (FT)**	**Min. Lot Area (SF)**	**Lot Area/ DU (SF)**	**Floor Area/ DU (SF)**	**Max. Lot Coverage (%)**	**Minor Col.**	**Maj. Arterial**	**Side**	**Rear**	**Stories**	**Feet**	**Min. Parking Spaces**	**Max. Unit/ Bldg. Lot**
Single-family attached—4 to 8 units	50	10,000	2,500	1,000	70	15	15	5	20	2½	35	2 DU	

Sec. 93-11.1-2. - Permitted uses.

The following are permitted within the V zone:

(4) Single-family attached dwellings with at least four units attached;

Sec. 93-11.1-6. - Area, placement, and buffering requirements.
All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

(1) *Lot area and width.* No lot shall have a minimum frontage of less than 50 feet, while the minimum area shall be established by the restriction governing lot coverage, setbacks, screening, and parking requirements.

Compliant

(2) *Front yard.* All structures located along a street shall be set back, at a minimum, of 15 feet, or greater as may be determined to be necessary and advisable by the city planning commission in the course of its site plan review process. In determining such yard setbacks, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares; in order to maximize all vehicular and pedestrian safety.

Compliant

(3) *Side and rear yards.* The side and rear yards adjacent to, or separated by a street, alley or other right-of-way from a residential or commercial zone, shall provide a building setback of at least 15 feet.

Compliant

(4) *Distance between buildings.* The minimum distance between two multiple family buildings on a single lot or on contiguous property under the same ownership shall be 20 feet, plus four additional feet for every story or fraction thereof that the building exceeds two stories, or such distance determined necessary by the planning commission to enhance the aesthetics of development.

Please provide dimensions between buildings along North Central

(5) *Height regulations.* No building or structure shall exceed 2½ stories or a 35 feet in height, provided the planning commission may allow a development with greater height, if it finds that:

a. The proposed height will not adversely impact adjacent properties or nearby residential neighborhoods;

b. The added height is necessary to support redevelopment of an area, which currently contains uses that have an adverse impact upon adjacent neighborhoods;

c. The proposed development is designed to facilitate the objectives and strategies of the master plan;

d. Meets approval from the fire department and FAA.

Proposed townhomes are 44' maximum. The Planning Commission has the ability to authorize a greater height for the aforementioned reasons. The 2017 LCI Study and Comprehensive Plan update which was adopted by the City Council recommended 6 to 15 stories along the western gateway. This project is not nearly as dense or high.

(5) *Residential buffer.* New development shall provide sufficient setback as well as an attractive physical barrier between the residential and nonresidential uses as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential environment. A smooth transition between residential neighbors and nonresidential uses (including all parking lots) shall be ensured by the provision of sufficient screening of more intensive uses (i.e. commercial/offices uses) from residential neighborhoods through the use of decorative landscaping and screened walls. A 15-foot landscaped buffer shall be installed between and along the residential and nonresidential sides of said buffer. The landscaped area shall be planted with trees, flowers, grasses and shrubs in compliance with the buffer requirements of chapter 93, article 29 to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential property.

A 15' buffer and wall has been provided.

(7) *Height regulations.* No building or structure shall be less than 24 feet in height or exceed four stories or a 64 feet in height, provided the city planning commission may allow a development with greater height via site plan approval, if it finds that:

a. The proposed height will not adversely impact adjacent properties or nearby residential neighborhoods.

b. The added height is necessary to support redevelopment of an area, which currently contains uses that have an adverse impact upon adjacent neighborhoods.

c. The proposed development is designed to facilitate the objectives and strategies of an officially adopted master plan, an LCI Study or the current comprehensive plan.

d. The proposed development meets approval from the fire department and FAA.

e. The proposed development meets the sprinkling standards set forth by the fire department. It shall meet the requirements as set forth in NFPA (13)(D), standard for the installation of sprinkler systems in one-family or two-family dwellings and NFPA (13)(R) for residential occupancies up to and including four stories in height. All others shall be required to meet NFPA (13) standard for the installation of sprinklers.

Compliant

(8) *Residential buffer.* **Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:**

a. A minimum 15-foot landscaped buffer located within the V zone along the district line. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.

b. A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.

c. Where an alley separates this zone from a residential zone, the required landscape buffer and permanent opaque wall shall be provided on the portion of the U-V-zoned property adjacent to the alley.

The adjacent zoning is R-1 and R4 which are residential zones. The project includes the required buffer, however, an opaque wall is not shown.

REQUIREMENTS

Sec. 93-2-16. - Site plan review.

(a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of side planning and design resulting in quality development in the city.

(b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

(c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

(1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

a. The locations, size and height of all existing and proposed structures on the site.

The plans show the location of the 68 townhomes beyond the 15' setback and indicate that 2-3 feet are included in the event front door canopies are part of the design. Side and rear setbacks have been met. The applicant should include the actual dimensions for closest point setbacks.
Compliant.

b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

Not provided.

c. The locations, area, and number of proposed parking spaces.

Each unit includes a 2 car garage and 13 visitor parking spaces at the rear.

d. Existing and proposed grades at an interval of five feet or less.

Not provided

e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

See Arborist Report

f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.

Provided

g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

Not applicable.

h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

Retaining walls are shown on the plan.

i. The identification and location of all refuse collection facilities, including screening to be provided.

Individual refuse collection for each unit.

j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

Provided. See engineer's report.

k. Location and size of all signs.

Not applicable

(2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

(3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

(4) *Project data.*

a. Site area (square feet and acres).

The total site area is 171,694 SF or 3.942 acres. The minimum lot size is 10,000 SF.

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

Allowable is 70%.
Impervious area: buildings 48,710 SF; driveways 3,450 SF, visitor parking 2,072 SF, roadway 33,228 SF, sidewalks 10,993 SF for a total of 29%.
Compliant

c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

68 total dwelling units, ranging from 5 to 8 units attached (allowed), 2 to 4 bedrooms, 1250 SF to 1900 SF
Compliant

d. Floor area in nonresidential use by category.

Not applicable

e. Total floor area ratio and/or residential density distribution.

68 units / 3.92 acres, 110,000 SF – density allowed 68.6 units.
Compliant.

f. Number of parking spaces and area of paved surface for parking and circulation.

Compliant

(5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

Compliant

FINDINGS

To complete the site plan application, the Applicant must provide, and/or the site plan must be revised to address the following:

1. *Show setbacks to nearest point along property lines.*
2. *Provide cross section of driveway and sidewalk.*
3. *Provide opaque wall in landscape buffer.*
4. *Provide dimensions between buildings.*
5. *Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.*
6. *Address any outstanding issues on the Engineer's Report.*

Planning Commission may approve the additional height or the project may be sent to Board of Appeals for consideration.

Further, it is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

Staff recommends approval of the Site Plan with necessary revisions.

Springhaven Ave
Stillwood Dr
Sims St
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Keck+Wood
COLLABORATION BY DESIGN

November 3, 2021

Ms. Adrienne Senter
Planning & Economic Development Manager
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: 781 to 819 North Central Avenue Townhomes
781 to 819 North Central Avenue
Concept Site Plan Review No. 1
K&W Ref. No. 211052.30

Dear Ms. Senter:

As requested, I have reviewed the Concept Site Plan for the Residential Townhome site to be located on a 3.942 acre parcel at 781 to 819 North Central Avenue, within a V(Village) Zoning District. The initial submittal was received on October 28, 2021. This review is for compliance with the site plan review requirements of Section 93-2-16 of the City ordinances. The plans were prepared by Flippo Civil Design, under the engineering seal of Paul Flippo. My comments are as follows:

1. Stillwood Drive and Sims Street are shown with a 40 feet right of way on the plans which does not comply with the minimum 50 feet width required by Section 90-1-3.(3). The additional width of 5 feet to provide the required right of way on one side of the street should be shown per Section 90-1-3.(4).
2. A minimum 15 feet landscaped buffer setback should be provided along the rear property line due to the adjacent residential zoned property per Section 93-11.1-6.(6).
3. The Concept Site Plan did not include construction details defining pavement types or thicknesses, so it could not be verified that the driveway will comply with Section 93-2-16 (b.) of City Code.
4. It cannot be verified from the information provided if the project complies with the interior driveways width criteria of Section 93-23 of the Zoning Ordinance.
5. The landscape plan does not provide a summary table indicating planting quantities or caliper size. Therefore it cannot be verified if minimum City requirements have been satisfied.
6. The building height for several buildings appears to exceed the maximum height of 35 feet per Section 93-11.1-6 of the City Code.
7. While this submittal review is for concept site plan approval only, the applicant should be aware that submittal and review of detailed site construction drawings will still be necessary prior to land development permitting.

I have retained one copy of the plans provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Very truly yours,

KECK & WOOD, INC.

Michael J. Moffitt, P.E.

TREE CONSERVATION PLAN CHECKLIST

The tree survey, tree protection and/or tree replacement plan may be combined on a single sheet in a set of site development drawings submitted for review by the City of Hapeville. However, if the size of a proposed development site is large and an extensive amount of information needs to be conveyed, the tree plans may be submitted as separate drawings along with the Site Development Plans.

All tree conservation plan(s) submitted for review shall include the items listed below, as applicable. The City of Hapeville reserves the right to revise this checklist periodically as needed. A copy of this annotated checklist must be presented along with submittal of final tree plans for permitting. Additional information may be requested by City staff as required on a case-by-case basis. Additional review/comment may be necessary upon receipt of the information as indicated below.

11.13.21 Arborist 1st Review - Not Approved
teresa@tjschell.com

General Requirements:

_X_ 1. Plans prepared, stamped and signed by a Georgia registered Landscape Architect, Certified Arborist, Forester, or Surveyor.

_____ 2. Site area, plan scale, and magnetic north arrow.

_X_ 3. Boundary survey/Property lines with topographic information, building setbacks, street/road rights-of-way, all applicable utility locations, and easements.

_____ 4. Name, address, and phone numbers of the owner/developer of the land, land surveyor, landscape architect, arborist, and/or civil engineer.

_____ 5. 24-hour emergency contact name and phone number.

_____ 6. Title block showing project name, Land Lot(s) and District locations.

_____ 7. Site location map.

_____ 8. Total site acreage, acreage of disturbed area, and limits of proposed land disturbance.

_X_ 9. Provide calculations showing compliance with the Density Factor using the following formula (See example below):

Revise per redline notes

Acreage x 100 Inches = Required Inches per Acre
Example: 1.2 Acres x 100 Inches = 120 Inches Required

The density factor shall be achieved through any combination of the following:

- counting existing Trees (inches measured at DBH) to be preserved with no impact to CRZ
- planting new Trees (minimum 2" Caliper) for lots that do not have the required 100 inches per acre

_____ 10. If applicable to this project, reference compliance with zoning stipulations/conditions as required by the Planning Commission and/or City Council and include the date(s) of relevant hearings. Stipulations related to tree plan must be listed on the plan.

Has it been determined that no stream buffers apply - if yes, remove note that says buffers may apply

X 11. The locations of any state waters - with associated buffers and the limits of any proposed disturbance

_____ 12.Other comments:

_____

Tree Conservation Plan:

_____ 1. Surveyed locations of all landmark-sized trees and their critical root zones (CRZ) labeled; inventoried by size, genus & species; and numbered on chart to correspond to tree numbers shown on plan. Show chart on plan.

_____ 2. Plan must show all existing trees 6" dbh or greater that are to be counted toward meeting density requirements; inventoried by size and species.

_____ 3. Locations of all landmark trees or stands of trees, and an indication whether they are to be removed or preserved. Minimum Size Criteria:

a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood

b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine

c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia

A portion of the parking lot is in the CRZ of the one saved specimen tree

_____ 6. Critical root zones (CRZs) of landmark trees are to be represented on the plan by a circle corresponding to the size of the CRZ, with a radius equal to 12x the diameter of the tree trunk.

X 7. No construction activity within the CRZs of preserved trees. CRZ must be free of any cut, fill, impervious cover or trenching activity.

X 8. Show all tree protection fence locations. Silt fence and other erosion control devices should not be located within tree save areas.

X 9. Show tree protection fence detail.

X 10. Note/graphically indicate the locations of staging areas for parking, materials storage, concrete washout, debris burn, tub grinding, and burial holes on the Tree Plan (i.e. outside of any tree save areas).

X 11. The locations of existing and proposed improvements on commercial sites that may affect tree preservation zones including, but not limited to, structures, driveways, paving, cut and fill areas, detention/stormwater quality ponds, buffers, utility lines/easements (underground and overhead), and easements (storm drainage and sanitary sewer).

A note on plan refers to it, but I did not receive. Please forward to teresa@tjschell.com

X 12. Landmark tree report prepared by ISA Certified Arborist, or registered forester. Report must include and/or accompany a site plan with locations of landmark trees, accurate size, genus & species, description of tree's condition, photographs to illustrate defects. (Digital format acceptable.)

_____ 13. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

_____ 14. Other comments:

_____

_____

Tree Replacement Plan:

_____ 1. Include chart for landmark-sized trees ***not in landmark condition*** that are removed with no recompense requirement. Trees numbered on chart must correspond to trees numbered in field.

_____ 2. Include chart for landmark-sized trees ***in landmark condition*** that are removed. Trees numbered on chart must correspond to trees numbered in field. ***Inch for inch replacement is required*** - use 4" cal. trees of comparable species at a rate equal to the inches (DBH) of the landmark tree removed.

Example: 32" DBH Oak / 4" = 8 (4" caliper) Oak Trees to be Planted

_____ 3. Show calculations for total inch for inch landmark tree replacements

_____ 4. Locations of all trees to be planted on site to meet density requirements.

_____ 5. Locations of all tree protection areas and tree protection fencing.

_____ 6. Replacement trees must be ecologically compatible with site. Replacement trees shall be of same or similar species as those trees removed when practical.

_____ 7. Trees proposed for replanting should be a species selected from the tree species list shown in Appendix A. Use of a species not shown on list is subject to approval by City staff.

_____ 8. Plant schedule/list showing the type of tree/plant material (common and botanical name), size, quantities, inch per tree, total inches, percent genus (not species), and the following planting notes:

Concept list provided is not acceptable

a. All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form

b. All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form

c. All evergreen trees to be Full to Ground, Healthy, Good Form

_____ 9. Replacement tree planting within utility, storm drainage, sanitary sewer, or other types of easements is not acceptable. (Understory trees acceptable to Utility Company are allowed where there are existing overhead power (OHP) lines along road frontages)

_____ 10. Locations of all required undisturbed buffers, landscape strips, and landscape buffers. Permanent structures are not permitted in landscape strips/buffers (i.e. storm drainage structures, light fixtures, monument signs, etc.).

_____ 11. When **fewer than 10 trees** are proposed for replanting, **one species** may be specified.

_____ 12. When **10 to 50 trees** are proposed for replanting, a minimum of **3 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

_____ 13. When **more than 50 trees** are proposed for replanting, a minimum of **5 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

_____ 14. When 10 or more trees are to be planted, no single genus shall represent more than 30% of the required replacement inches. Show genus cap percentage on planting schedule.

_____ 15. Position parking lot trees to achieve maximum shading effect. Discuss the placement of trees to achieve greater energy conservation.

_____ 16. Show parking lot striping on the tree replacement plan.

_____ 17. Parking areas with 5 or more spaces require parking lot trees. Provide graphic representations/calculations for the following:

a. A sufficient number of 3" Caliper (minimum) Trees must be planted in interior portions of parking lots so that no parking space is more than fifty (50) feet from a parking lot Tree. Show a fifty-foot radius dashed circle for each Parking Lot Tree on Tree Replacement Plan to verify graphically. (See Appendix B).

b. Up to 20% of Parking Lot Trees may be planted along the perimeter of the parking lot.

c. Landscaped islands shall terminate each row of parking and all landscaped islands planted with Trees shall provide a minimum of 200 sf per Tree.

d. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20' from any planted Tree (See Appendix B).

Show lightpole locations

_____ 19. Parking lot trees must be minimum 3” caliper and of a minimum height commensurate with species appropriate horticultural standards.

_____ 20. Parking lot lighting/light pole locations/underground electric lines should not be in conflict with tree planting areas. Light poles are not permitted in parking peninsulas, islands and medians where parking lot trees are proposed. Show light pole locations on tree replacement plan.

_____ 21. Minimum 50% of total replacement inches shall be overstory trees.

_____ 22. Show planting and staking details. Use City details

_____ 23. Note type of irrigation to be used.

- If hand-watering, show locations of hose bibs, water faucets, or quick couplers that will be used for this purpose.
- If an automatic irrigation system is proposed, provide note on plans.

_____ 24. This plan does not meet the spirit and intent of the City’s Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

_____ 25. Other comments:

_____

_____

Tree Conservation Plan Notes:

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.

- All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.

- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.

- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.

- A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.

- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

SITE DATA TABLE

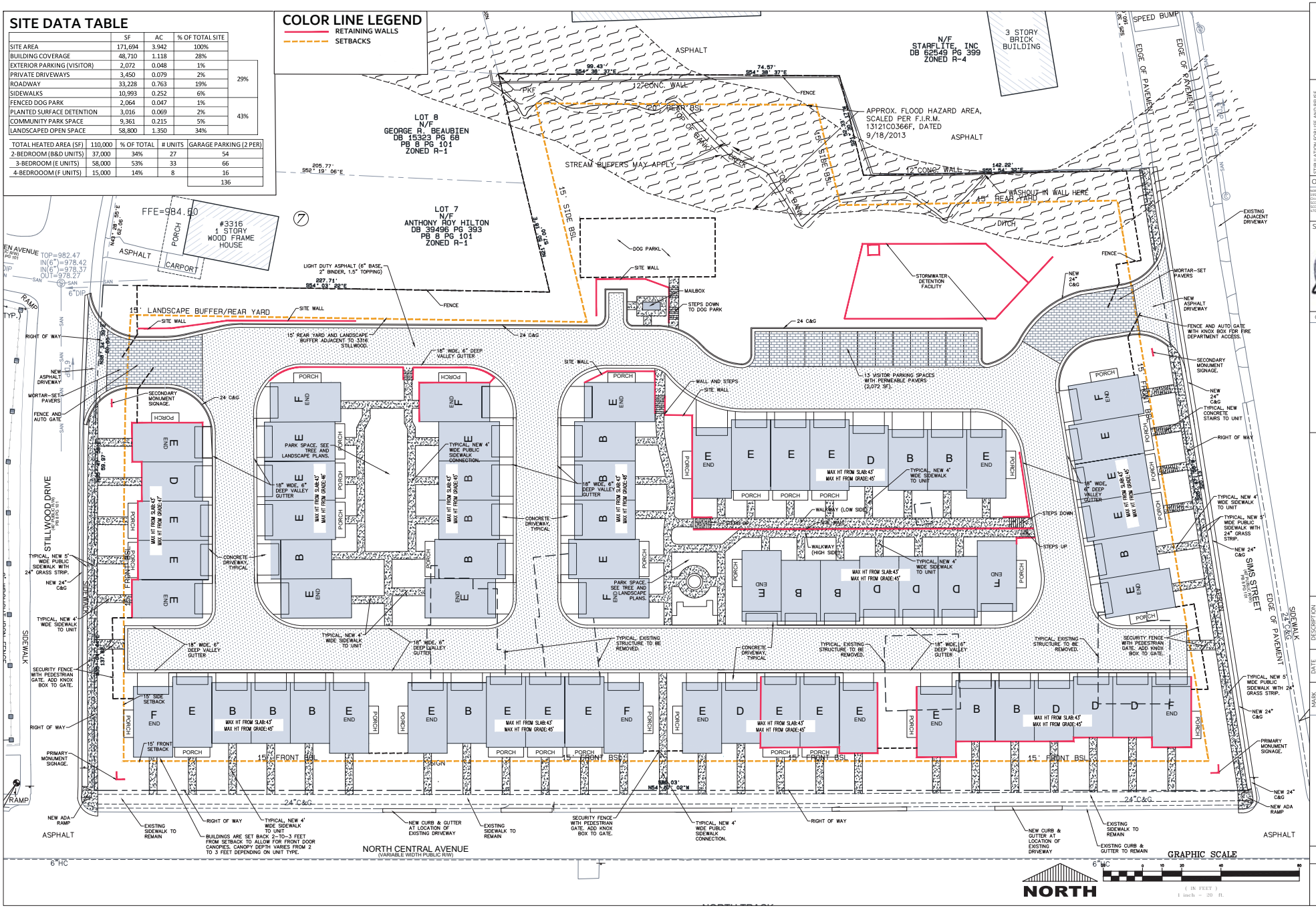
	SF	AC	% OF TOTAL SITE	
SITE AREA	171,694	3.942	100%	
BUILDING COVERAGE	48,710	1.118	28%	
EXTERIOR PARKING (VISITOR)	2,072	0.048	1%	29%
PRIVATE DRIVEWAYS	3,450	0.079	2%	
ROADWAY	33,228	0.763	19%	
SIDEWALKS	10,993	0.252	6%	
FENCED DOG PARK	2,064	0.047	1%	43%
PLANTED SURFACE DETENTION	3,016	0.069	2%	
COMMUNITY PARK SPACE	9,361	0.215	5%	
LANDSCAPED OPEN SPACE	58,800	1.350	34%	

TOTAL HEATED AREA (SF)	110,000	% OF TOTAL	# UNITS	GARAGE PARKING (2 PER)
2-BEDROOM (B&D UNITS)	37,000	34%	27	54
3-BEDROOM (E UNITS)	58,000	53%	33	66
4-BEDROOOM (F UNITS)	15,000	14%	8	16
				136

COLOR LINE LEGEND

RETAINING WALLS

SETBACKS



NORTH

STIPULATION FOR USE AND RELEASE

OWNER INFO

NORTH & CENTRAL VENTURE PARTNERS, LLC
3356 AIRPORT RD, SUITE 242
CHAMBLEE, GA 30341
SCOTT@HABERGCAPITAL.COM
6704867996

SEAL

CIVIL ENG/APPLICANT

FLIPPO CIVIL DESIGN
3565 PEACHTREE ST NE,
SUITE 845-PMB 1000
ATLANTA, GEORGIA 30319
C. PHILLIP FLIPPO
E. PHILLIP@FLIPPOCIVIL.COM

NORTH CENTRAL TOWNHOMES
781-819 NORTH CENTRAL AVENUE
LAND LOT 98, 14th DISTRICT
FULTON COUNTY, GA

MARK	DATE	DESCRIPTION
A	10/12/2021	COMMISSION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

SITE PLAN

NOT RELEASED FOR CONSTRUCTION

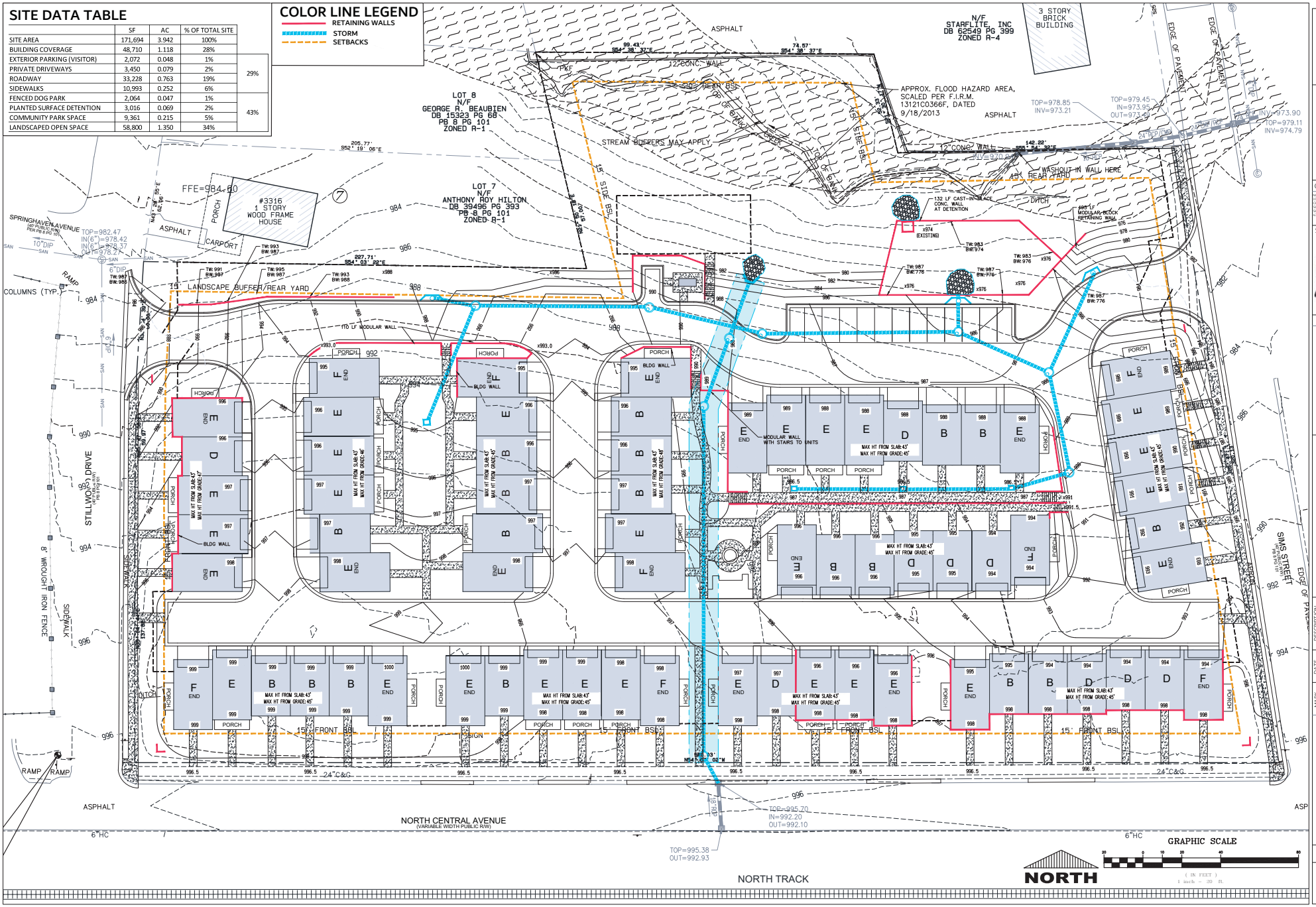
C-01

SITE DATA TABLE

	SF	AC	% OF TOTAL SITE	
SITE AREA	171,694	3.942	100%	
BUILDING COVERAGE	48,710	1.118	28%	
EXTERIOR PARKING (VISITOR)	2,072	0.048	1%	29%
PRIVATE DRIVEWAYS	3,450	0.079	2%	
ROADWAY	33,228	0.763	19%	
SIDEWALKS	10,993	0.252	6%	
FENCED DOG PARK	2,064	0.047	1%	43%
PLANTED SURFACE DETENTION	3,016	0.069	2%	
COMMUNITY PARK SPACE	9,361	0.215	5%	
LANDSCAPED OPEN SPACE	58,800	1.350	34%	

COLOR LINE LEGEND

RETAINING WALLS
STORM
SETBACKS

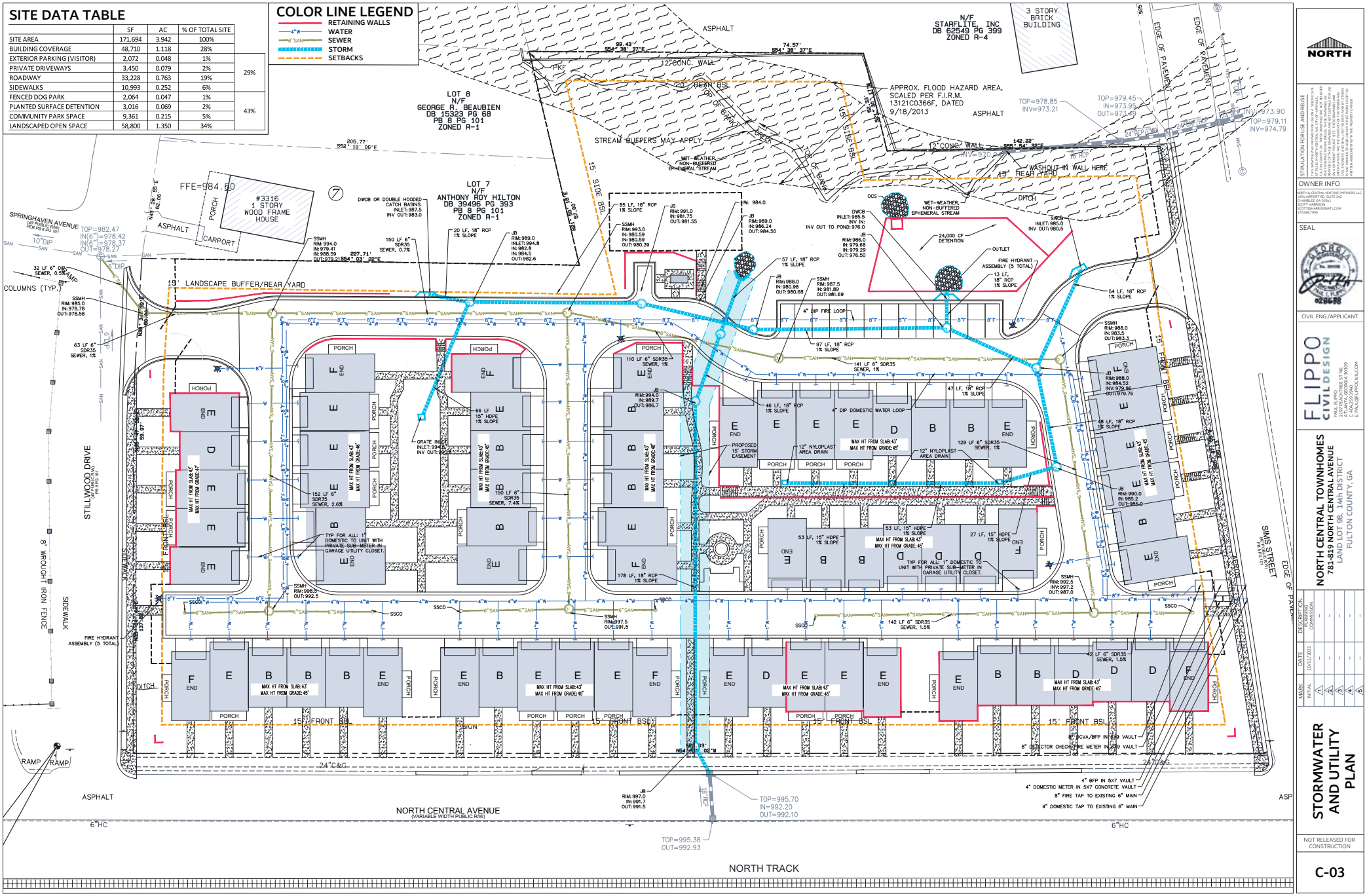


GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

NORTH

NOT RELEASED FOR CONSTRUCTION

C-02


SITE DATA TABLE
SF AC % OF TOTAL SITE
SITE AREA 171,694 3.942 100%
BUILDING COVERAGE 48,710 1.118 28%
EXTERIOR PARKING (VISITOR) 2,072 0.048 1%
PRIVATE DRIVEWAYS 3,450 0.079 2%
ROADWAY 33,228 0.763 19%
SIDEWALKS 10,993 0.252 6%
FENCED DOG PARK 2,064 0.047 1%
PLANTED SURFACE DETENTION 3,016 0.069 2%
COMMUNITY PARK SPACE 9,361 0.215 5%
LANDSCAPED OPEN SPACE 58,800 1.350 34%
29%
43%
COLOR LINE LEGEND
RETAINING WALLS
WATER
SEWER
STORM
SETBACKS
LOT 8
N/F
GEORGE R. BEAUBIEN
DB 15323 PG 68
PB 8 PG 101
ZONED R-1
LOT 7
N/F
ANTHONY ROY HILTON
DB 39496 PG 393
PB 8 PG 101
ZONED R-1
N/F
STARFLITE, INC
DB 62549 PG 399
ZONED R-4
3 STORY
BRICK
BUILDING
#3316
1 STORY
WOOD FRAME
HOUSE
FFE=984.60
APPROX. FLOOD HAZARD AREA,
SCALED PER F.I.R.M.
13121C0366F, DATED
9/18/2013
STREAM BUFFERS MAY APPLY
WET-WEATHER
NON-BUFFERED
EPHEMERAL STREAM
TOP OF BANK
12' CONC. WALL
WASHOUT-IN WALL HERE
DITCH
24,000 CF
DETENTION
OUTLET
FIRE HYDRANT
ASSEMBLY (5 TOTAL)
4" DIP FIRE LOOP
4" DIP DOMESTIC WATER LOOP
PROPOSED
15' STORM
EASEMENT
15' LANDSCAPE BUFFER/REAR YARD
COLUMNS (TYP.)
SPRINGHAVEN AVENUE
STILLWOOD DRIVE
NORTH CENTRAL AVENUE
(VARIABLE WIDTH PUBLIC R/W)
SIMS STREET
(VARIABLE WIDTH PUBLIC R/W)
8' WROUGHT IRON FENCE
SIDEWALK
ASPHALT
CARPORT
PORCH
15' FRONT BSL
15' SIDE BSL
24"C&G
6"HC
RAMP
NORTH TRACK
EDGE OF PAVEMENT
STREAM BUFFERS MAY APPLY
WET-WEATHER
NON-BUFFERED
EPHEMERAL STREAM
TOP OF BANK
12' CONC. WALL
WASHOUT-IN WALL HERE
DITCH
24,000 CF
DETENTION
OUTLET
FIRE HYDRANT
ASSEMBLY (5 TOTAL)
4" DIP FIRE LOOP
4" DIP DOMESTIC WATER LOOP
PROPOSED
15' STORM
EASEMENT
15' LANDSCAPE BUFFER/REAR YARD
COLUMNS (TYP.)
SPRINGHAVEN AVENUE
STILLWOOD DRIVE
NORTH CENTRAL AVENUE
(VARIABLE WIDTH PUBLIC R/W)
SIMS STREET
(VARIABLE WIDTH PUBLIC R/W)
8' WROUGHT IRON FENCE
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NORTH TRACK
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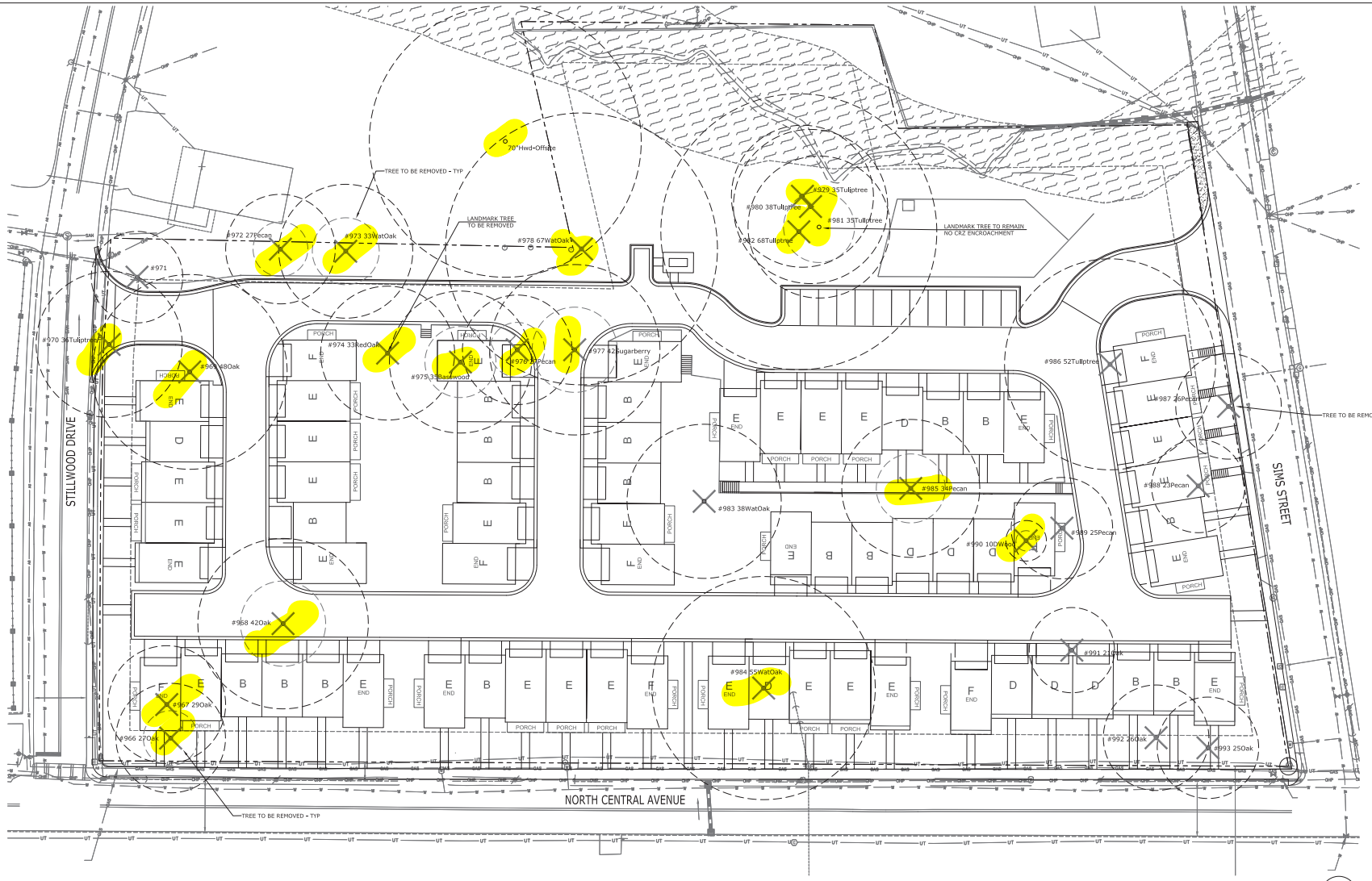
STIPULATION FOR USE AND RELEASE
OWNER INFO
SEAL
CIVIL ENG/APPLICANT
FLIPPO CIVIL DESIGN
NORTH CENTRAL TOWNHOMES
781-819 NORTH CENTRAL AVENUE
LAND LOT 98, 14th DISTRICT
FULTON COUNTY, GA
MARK DATE DESCRIPTION
INITIAL 10/11/2021 COMMISSION
STORMWATER AND UTILITY PLAN
NOT RELEASED FOR CONSTRUCTION
C-03



TREE CONSERVATION PLAN NOTES:

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an Inspection.
- The site contractor shall coordinate service routing of all gas, telephone and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

TREE SURVEY SUMMARY TABLE

Refer to Tree Study Report by Onebark Consulting Arborist dated 08/9/2021

Tree#	Size	Species	Removal	Status	Condition/Notes
966	27"	Red Oak	Yes	Landmark	Fair/Heavily Pruned
967	29"	Red Oak	Yes	Not-Landmark	Poor/Resonant Trunk
968	42"	White Oak	Yes	Landmark	Good
969	48"	Water Oak	Yes	Not-Landmark	Poor
970	36"	Tulptree	Yes	Not-Landmark	Poor/Heavily Pruned
971		"Cluster"	Yes	Not-Landmark	Multi-trunk, Multi-tree
972	27"	Pecan	Yes	Landmark	Good
973	33"	Water Oak	Yes	Landmark	Fair
974	33"	Red Oak	Yes	Landmark	Good
975	35"	Basswood	Yes	Landmark	Fair/Heavy Vine Intrusion
976	27"	Pecan	Yes	Landmark	Fair/Below Avg Vigor
977	42"	Sugarberry	Yes	Landmark	Fair/Odd Canopy Shape
978	67"	Water Oak	Yes	Not-Landmark	Poor/Imminent Failure
979	35"	Tulptree	Yes	Not-Landmark	Poor/Understrie, Leans
980	38"	Tulptree	Yes	Not-Landmark	Poor/Decay
981	35"	Tulptree	No	Landmark	Fair/Pocket of Decay
982	68"	Tulptree	Yes	Not-Landmark	Poor/Active Failure
983	38"	Water Oak	Yes	Not-Landmark	Poor/Decay
984	55"	Water Oak	Yes	Not-Landmark	Poor/Storm Damage
985	34"	Pecan	Yes	Landmark	Fair/Pocket of Decay
986	52"	Tulptree	Yes	Not-Landmark	Poor/Catastrophic Decay
987	26"	Pecan	Yes	Not-Landmark	Good/Understrie
988	23"	Pecan	Yes	Not-Landmark	Fair/Understrie
989	25"	Pecan	Yes	Not-Landmark	Dead
990	10"	Dogwood	Yes	Landmark	Fair
991	21"	Post Oak	Yes	Not-Landmark	Poor/Understrie
992	26"	Post Oak	Yes	Not-Landmark	Fair/Understrie
993	25"	Post Oak	Yes	Not-Landmark	Fair/Understrie

PATRICK CORKILL LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS
DATE:

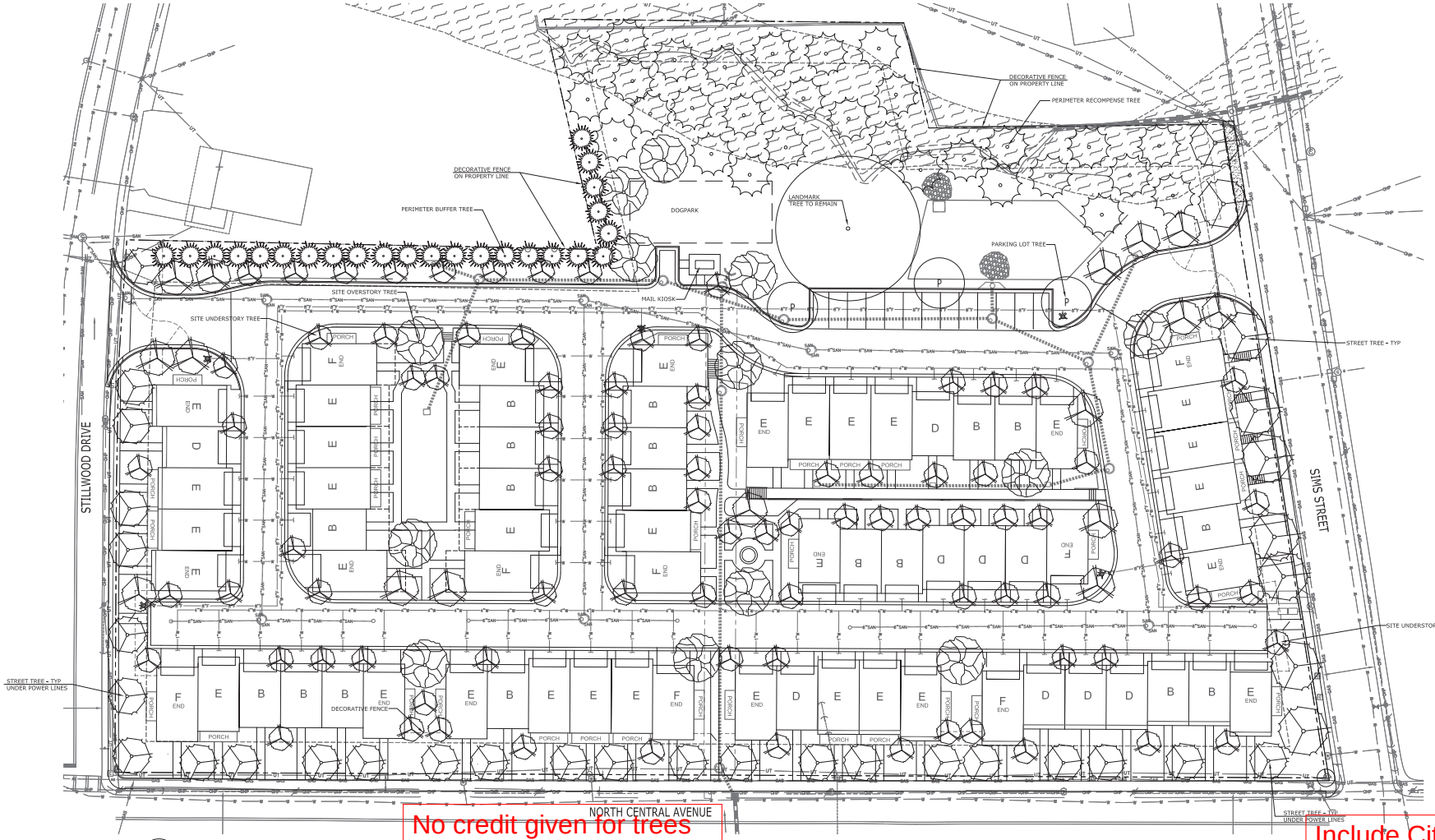
North Central Townhomes

North Central Avenue
Hapeville, GA

HARRISON HOMES
1954 Airport Road
Suite 242
Chamblee, GA 30341

DRAWING TITLE:
TREE CONSERVATION PLAN

PC SUBMITTAL
DATE: 10/12/21
DRAWN: PJC
SCALE: 1"=20'-0"
SHEET:
TC1.1



TREE DENSITY CALCULATIONS

100 INCHES PER ACRE REQUIRED
TOTAL SITE AREA = 3.94 ACRES 100 x 3.94 = 394 INCHES REQUIRED
EXISTING DENSITY FACTOR (LANDMARK TREE #981; 35" Tulip Tree) = 52.5" (35 x 1.5)
DENSITY FACTOR REQUIRED: 394" - 52.5" = 341.5 INCHES
PROPOSED DENSITY: 375 INCHES TREE DENSITY SATISIFIED

LANDMARK TREES

11 LANDMARK TREES IDENTIFIED - See TREE SURVEY SUMMARY TABLE - Sheet TC1.1
Landmark Tree Tags:
#966, #968, #972, #973, #974, #975, #976, #977, #981, #985, #990
Note: #981 to Remain with NO CRZ Impact. All other Landmark Trees to be Removed

LANDMARK TREE RECOMPENSE = 310" REMOVED or CRZ IMPACTED
- See TREE SURVEY SUMMARY TABLE - Sheet TC1.1
REQUIRED LANDMARK RECOMPENSE = 310 INCHES

100" ONSITE RECOMPENSE PROVIDED (25x4") = 100"
= RECOMPENSE SHORTAGE OF 210" TO BE PAID TO TREE BANK

STREET TREE CALCULATIONS

SIMS STREET - TREE SPACING: 250' at 30' SPACING = 8 - 3" CALIPER TREES (excludes driveway)

NORTH CENTRAL AVENUE: 590' at 30' SPACING = 20 - 3" CALIPER TREES
NOTE: Overhead Power Lines prohibit planting of overstory trees.

STILLWOOD DRIVE: 190' at 30' SPACING = 6 - 3" CALIPER TREES (excludes driveway)
NOTE: Overhead Power Lines prohibit planting of overstory trees.

CONCEPTUAL TREE LIST

STREET TREE - 3" Caliper Minimum
Such As:
Allee Elm — Red Maple
Willow Oak — Black Gum
Under Power Lines
Fringe Tree — Crape Myrtle
Chaste Tree — Redbud

SITE OVERSTORY TREE - 4" Caliper Minimum
Such As:
Chinese Pistache — Trident Maple
Black Gum — Deodar Cedar
Everclear Elm — White Oak
Southern Magnolia — Bald Cypress
Gold Maple — American Hornbeam

SITE UNDERSTORY TREE - 2" Caliper Minimum
Such As:
Crape Myrtle — Cherry
Serviceberry — Japanese Maple
Saucer Magnolia — Chaste Tree
Bald Cypress — Ironwood
Dogwood — Fringetree

PERIMETER BUFFER TREE - 3" Caliper Minimum
Such As:
Eastern Red Cedar
American Holly
Teddy Bear Magnolia
Green Giant Arborvitae
Nellie Stevens Holly

PERIMETER RECOMPENSE TREE - 4" Caliper Minimum
Such As:
Black Gum — Sweetbay Magnolia
Bald Cypress — American Holly
River Birch — Redbud
Swamp White Oak — Hickory

PARKING LOT TREE - 2" Caliper Minimum
Such As:
Chinese Pistache
Trident Maple
Willow Oak

No credit given for trees with CRZ impact. - Tree #981 has CRZ impact per the site plan. Remove x1.5 inches credit (0") or remove disturbance.

Provide revised recompense calculation with final amount to be paid to tree fund. 245 x 200 = ?

Show the OHP location on tree plan

Submit Arborist Report directly to teresa@tjschell.

Include City planting, staking and tree protection fence details in tree plans

Conceptual tree plan and plant list not acceptable. See checklist and revise plans accordingly showing chart with genus, species, etc. for each tree

PATRICK CORKILL LANDSCAPE ARCHITECTURE
404.680.2392

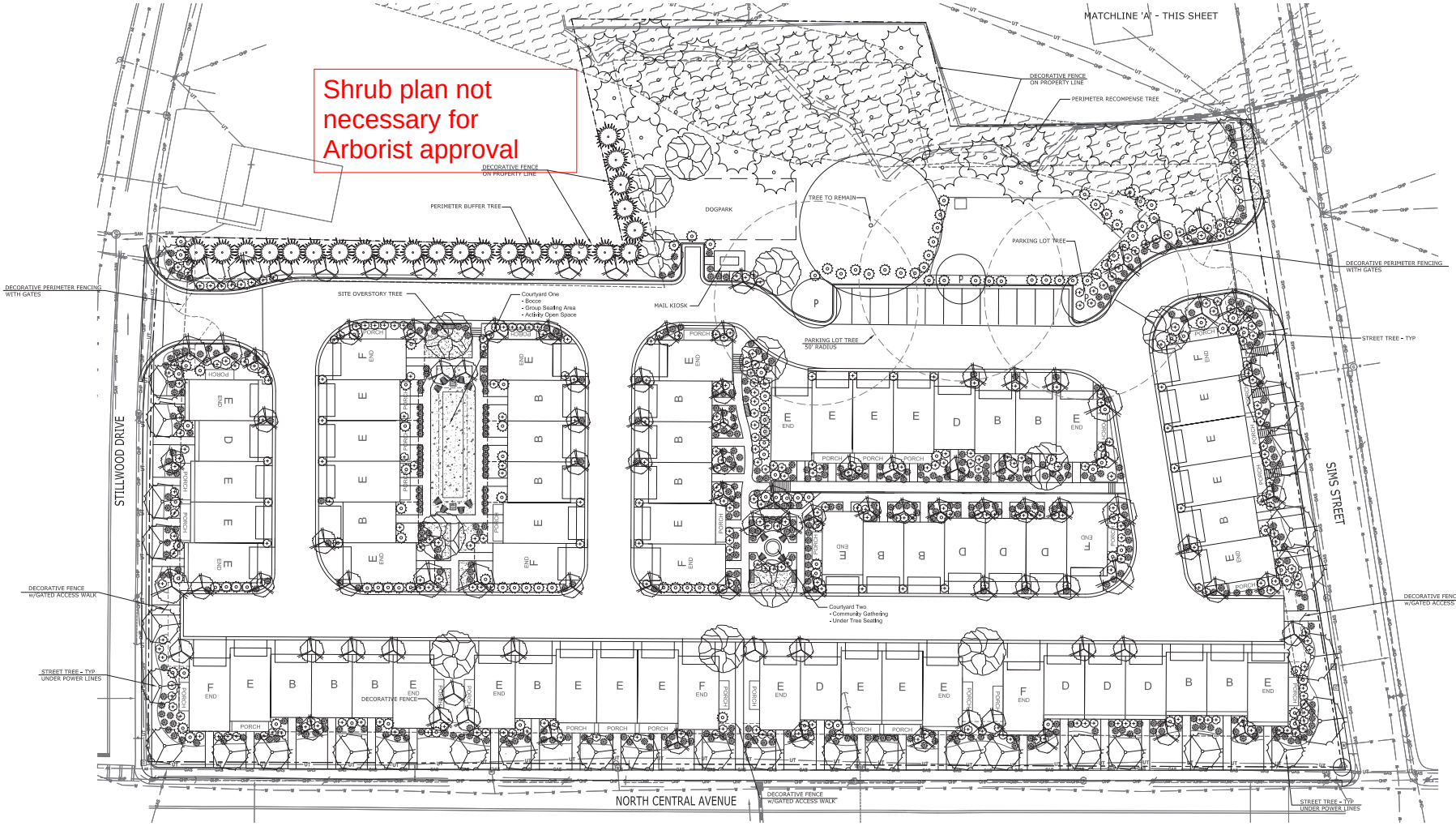
REVISIONS
DATE:

North Central Townhomes
North Central Avenue
Hapeville, GA

HARRISON HOMES
1954 Airport Road
Suite 242
Chamblee, GA 30341

DRAWING TITLE:
TREE REPLACEMENT PLAN

PC SUBMITTAL
DATE: 10/12/21
DRAWN: PJC
SCALE: 1"=20'-0"
SHEET: TR1.1



CONCEPTUAL TREE LIST

STREET TREE - 3" Caliper Minimum
Such As:
Allee Elm — Red Maple
Willow Oak — Black Gum
Under Power Lines
Fringe Tree — Crape Myrtle
Chaste Tree — Redbud

SITE OVERSTORY TREE - 4" Caliper Minimum
Such As:
Chinese Pistache — Trident Maple
Black Gum — Deodar Cedar
Everclear Elm — White Oak
Southern Magnolia — Bald Cypress
Gold Maple — American Hornbeam

SITE UNDERSTORY TREE - 2" Caliper Minimum
Such As:
Crape Myrtle — Cherry
Serviceberry — Japanese Maple
Saucer Magnolia — Chaste Tree
Hinoki Cypress — Ironwood
Dogwood — Fringetree

PERIMETER BUFFER TREE - 3" Caliper Minimum
Such As:
Eastern Red Cedar
American Holly
Teddy Bear Magnolia
Green Giant Arborvitae
Nellie Stevens Holly

PERIMETER RECOMPENSE TREE - 4" Caliper Minimum
Such As:
Black Gum — Sweetbay Magnolia
Bald Cypress — American Holly
River Birch — Redbud
Swamp White Oak — Hickory

PARKING LOT TREE - 2" Caliper Minimum
Such As:
Chinese Pistache
Trident Maple
Willow Oak

CONCEPTUAL SHRUB LIST

ACCENT SHRUBS:
Encore Azalea — Limelight Hydrangea
Nandina — Maiden Grass
Shasta Viburnum — Emerald Heights Distylium
Knockout Rose — Lemon-Lime Nandina
Needlepoint Holly — Winter Green Boxwood
Cleyera — Liriope
Otto Luyken Laurel — Variegated Pittosporum
Abelia — Yellow Anise

FOUNDATION SHRUBS:
American Boxwood — Camellia
Aucuba — Tea Olive
Gardenia — Nellie Stevens Holly
Emerald Arborvitae — Loropetalum
Ligustrum — Cherry Laurel

SMALL ACCENT PLANTS:
'Lemon Lime' Nandina — 'Blue Arrow' Juncus
'Soft Caress' Mahonia — Daylily
'Winter Gem' Boxwood — Hosta
Variegated Liriope — 'Green Mound' Juniper
Japanese Sweet Flag — 'Radiance' Abelia

PATRICK CORKILL LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS
DATE:

North Central Townhomes

North Central Avenue
Hapeville, GA

HARRISON HOMES
1954 Airport Road
Suite 242
Chamblee, GA 30341

DRAWING TITLE:
CONCEPTUAL LANDSCAPE PLAN

PC SUBMITTAL
DATE: 10/12/21
DRAWN: PJC
SCALE: 1"=20'-0"
SHEET: L1.1

RESERVED FOR CLERK OF COURT

GENERAL NOTES

1) THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A GEOMAX 90 TOTAL STATION WITH AN ANGULAR ERROR OF 09 SECONDS PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE RULE AND THE RELATIVE POSITIONAL ACCURACY IS 0.0230 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 506,794 FEET.

2) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13121C0366F, DATED 9/18/2013 FOR FULTON COUNTY, GEORGIA A PORTION OF THESE PROPERTIES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.

3) CURRENT ZONING ACCORDING TO THE CITY OF HAPEVILLE IS LISTED AS V, VILLAGE DISTRICT. THE CITY OF HAPEVILLE ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
BUILDING SETBACKS:
MINIMUM FRONT SETBACK – 15 FEET.
MINIMUM SIDE SETBACK – 15 FEET.
MINIMUM REAR SETBACK – 15 FEET.
MAXIMUM BUILDING HEIGHT IS 35 FEET OR 2.5 STORIES.

4) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM REAL-TIME ADJUSTED GPS OBSERVATIONS. (NAD 83 / NAVD 88)

5) ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES, UNLESS OTHERWISE STATED AS "GRID" DISTANCES.

6) CONTOUR INTERVALS SHOWN ARE TWO FEET.

Final Surveyor's Certificate:

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments and markers shown thereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 18,322 feet and an angular error of 09 seconds per angle point, and was adjusted using the least square rule. This plat has been calculated for closure and is found to be accurate within one foot in 506,794 feet and the property shown contains a total of 3.942 acres. The equipment used to obtain the linear and angular measurements herein was a Geomax 90 Total Station.

By: GLENN A. VALENTINO — October 11, 2021

Registered Georgia Land Surveyor No. 2528 — Date

Date of Expiration DECEMBER 31, 2022

SPECIAL NOTES

1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3) THE UNDERSIGNED SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4) PURSUANT TO RULE 180•6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

EXISTING TAX PARCELS

TRACT	TAX PARCEL ID #	ACRES	SQUARE FEET	ADDRESS
TRACT 1	14 009800110183	1.064	46,347	0 NORTH CENTRAL AVENUE
TRACT 2	14 009800110159	0.237	10,331	809 NORTH CENTRAL AVENUE
TRACT 3	14 009800110142	0.234	10,210	803 NORTH CENTRAL AVENUE
TRACT 4	14 009800110134	0.837	36,478	0 NORTH CENTRAL AVENUE
TRACT 5	14 009800110126	0.626	27,282	789 NORTH CENTRAL AVENUE
TRACT 6	14 009800110118	0.942	41,046	781 NORTH CENTRAL AVENUE
TOTAL		**3.942**	**171,694**	

OWNER'S ACKNOWLEDGEMENT AND DEDICATION: (STATE OF GEORGIA)
(FULTON COUNTY)

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Declaration to the use of the public forever all streets, easements, sanitary sewers and appurtenances, potable water mains and appurtenances, storm drains and appurtenances, and other public facilities and appurtenances thereon shown.

Signature of Subdivider — Date Signed

Printed or Typed Name of Subdivider

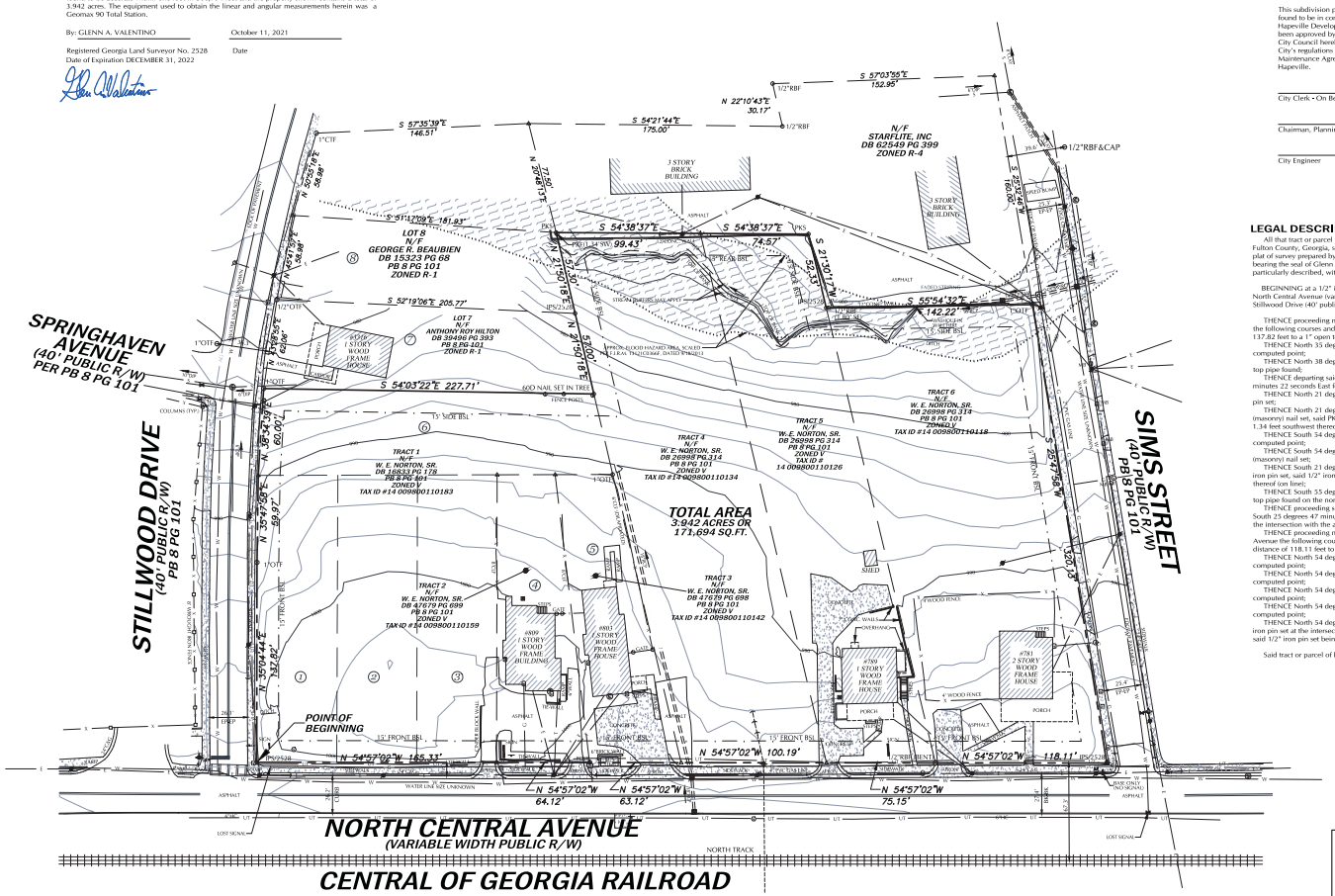
Signature of Owner — Date Signed

Printed or Typed Name of Owner

LEGEND

- BROKEN LINE NOT TO SCALE
- FENCE LINE
- GUARDRAIL
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- SANITARY SEWER LINE
- UE — UNDERGROUND ELECTRIC LINE
- UT — UNDERGROUND TELEPHONE LINE
- UNK — UNKNOWN UNDERGROUND UTILITY LINE
- WATER LINE
- WET — WETLANDS AREA
- CATCH BASIN SINGLE WING
- CATCH BASIN DOUBLE WING
- COMPUTED POINT
- BORING HOLE
- CLEANOUT
- COMMUNICATION BOX
- ELECTRIC BOX
- ELECTRIC PANEL OR LINE MARKER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- ELECTRIC SWITCH
- FIBER OPTIC BOX
- FIBER OPTIC LINE MARKER
- FIRE DEPT. CONNECTION
- FIRE HYDRANT
- FLARED END SECTION
- GAS LINE MARKER
- GAS METER
- GAS VALVE
- GROUND LIGHT
- GUY POLE
- GUY WIRE
- HEADWALL
- HEATING/AR CONDITIONING UNIT
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- POST INDICATOR VALVE
- POWER POLE
- SANITARY SEWER MANHOLE
- SIGN POST
- STORM WATER DROP INLET
- STORM WATER JUNCTION BOX
- STORM WATER YARD INLET
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VALVE/LINE MARKER
- BO — BOLLARD
- CMF — CONCRETE MONUMENT FOUND
- CTF — CRIMPED TOP PIPE FOUND
- FFE — FINISHED FLOOR ELEVATION
- IRB — IRRIGATION BOX
- IPF — IRON PIN FOUND
- IPS — 1/2" IRON PIN SET
- MB — MAIL BOX
- OTF — OPEN TOP PIPE FOUND
- PKF — PK NAIL FOUND
- PKS — PK NAIL SET
- RBF — REBAR FOUND
- RMF — RIGHT-OF-WAY MONUMENT FOUND
- RRSB — RAILROAD SIGNAL BOX
- SO — STUB OUT
- BSL — BUILDING SETBACK LINE
- C&G — CURB & GUTTER
- CP — CONCRETE PAD
- CLF — CHAIN LINK FENCE
- CMP — CORRUGATED METAL PIPE
- DB PG — DEED BOOK & PAGE
- DIP — DUCTILE IRON PIPE
- HC — HEADER CURB
- HDPE — HIGH DENSITY POLYETHYLENE PIPE
- INV — INVERT ELEVATION
- OCS — OUTLET CONTROL STRUCTURE
- PB PG — PLAT BOOK & PAGE
- PVC — PLASTIC PIPE
- RCP — REINFORCED CONCRETE PIPE
- TBM — TEMPORARY BENCHMARK
- ✕ 100.00 — SPOT ELEVATION
- C-100.00' — DEED CALL FOR DISTANCE
- (7) — LOT NUMBER PER PB 8 PG 101

THE PURPOSE OF THIS PLAT IS TO COMBINE SIX (6) PARCELS IN TO ONE (1) PARCEL



LEGAL DESCRIPTION (OVERALL BOUNDARY)

All that tract or parcel of land lying and being in Land Lot 98, 14th District, City of Hapeville, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #21-033; DrawingFile #21-033), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

BEGINNING at a 1/2" iron pin set at the intersection of the northeasterly right-of-way line of North Central Avenue (variable width public r/w) and the southeasterly right-of-way line of Stillwood Drive (40' public r/w);

THENCE proceeding northeasterly along said southeasterly right-of-way line of Stillwood Drive the following courses and distances: North 35 degrees 04 minutes 44 seconds East for a distance of 137.82 feet to a 1" open top pipe found;
THENCE North 35 degrees 47 minutes 58 seconds East for a distance of 39.97 feet to a computed point;
THENCE North 38 degrees 34 minutes 39 seconds East for a distance of 60.00 feet to a 1" open top pipe found;
THENCE departing said southeasterly right-of-way line of Stillwood Drive South 54 degrees 03 minutes 22 seconds East for a distance of 227.71 feet to a 60D nail set in tree;
THENCE North 21 degrees 30 minutes 18 seconds East for a distance of 57.00 feet to a 1/2" iron pin set;
THENCE North 21 degrees 50 minutes 18 seconds East for a distance of 57.30 feet to a PK (masonry) nail set, said PK (masonry) nail set being witnessed by a PK (masonry) nail found located 1.34 feet southwest thereof;
THENCE South 54 degrees 38 minutes 37 seconds East for a distance of 99.43 feet to a computed point;
THENCE South 54 degrees 38 minutes 37 seconds East for a distance of 74.57 feet to a PK (masonry) nail set;
THENCE South 21 degrees 30 minutes 17 seconds West for a distance of 52.33 feet to a 1/2" iron pin set, said 1/2" iron pin set being witnessed by a 1/2" rebar found located 1.80 feet southeast thereof (on line);
THENCE South 55 degrees 54 minutes 32 seconds East for a distance of 142.22 feet to a 1" open top pipe found on the northwesterly right-of-way line of Sims Street (40' public r/w);
THENCE proceeding southwesterly along said northwesterly right-of-way line of Sims Street South 25 degrees 47 minutes 58 seconds West for a distance of 320.13 feet to a 1/2" iron pin set at the intersection with the aforesaid northeasterly right-of-way line of North Central Avenue;
THENCE proceeding northwesterly along said northeasterly right-of-way line of North Central Avenue the following courses and distances: North 54 degrees 57 minutes 02 seconds West for a distance of 118.11 feet to a bent 1/2" rebar found;
THENCE North 54 degrees 57 minutes 02 seconds West for a distance of 75.15 feet to a computed point;
THENCE North 54 degrees 57 minutes 02 seconds West for a distance of 100.19 feet to a computed point;
THENCE North 54 degrees 57 minutes 02 seconds West for a distance of 63.12 feet to a computed point;
THENCE North 54 degrees 57 minutes 02 seconds West for a distance of 64.12 feet to a computed point;
THENCE North 54 degrees 57 minutes 02 seconds West for a distance of 165.33 feet to a 1/2" iron pin set at the intersection with the aforesaid southeasterly right-of-way line of Stillwood Drive, said 1/2" iron pin set being the POINT OF BEGINNING;

Said tract or parcel of land contains 3.942 acres or 171,694 square feet.

FINAL PLAT APPROVAL:

This subdivision plat has been reviewed by the Planning Commission and the City Engineer and found to be in compliance with Zoning Ordinance, Conditions of Zoning Approval, City of Hapeville Development Regulations and Subdivision Regulations, as amended, and that it has been approved by all other affected City and County Departments, as appropriate. The Mayor and City Council hereby approve this Final Plat, subject to the provisions and requirements of the City's regulations and the provisions and requirements of the Development Performance and Maintenance Agreement executed for this development between the Owner and the City of Hapeville.

City Clerk - On Behalf of Mayor and Council — Date

Chairman, Planning Commission — Date

City Engineer — Date

VICINITY MAP
NOT TO SCALE

LOT COMBINATION SURVEY FOR:

TOWNHOMES AT 781-819 NORTH CENTRAL AVENUE

LAND LOT 98 14TH DISTRICT CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
4045 ORCHARD ROAD
BUILDING 200
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0015
FAX: (770) 435-6050
WEB: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND SURVEYING FIRM LICENSE NO. LSF000794

REVISIONS

GEORGIA — ASSOCIATE — No. 2528 — LAND SURVEYOR — GLENN A. VALENTINO

SCALE:	1" = 40'
DATE:	10/01/2021
JOB NUMBER:	21-033
FILE NUMBER:	21-033
PLOTTED:	10/01/2021

LOT COMBINATION PLAT

SHEET 1 OF 1

UTILITY WARNING

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER(S), THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

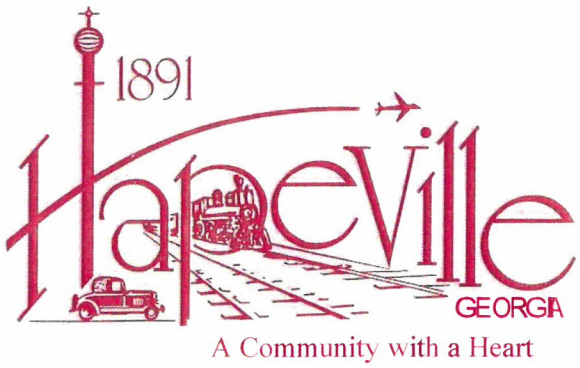
811 Know what's below. Call before you dig. Or Call 800-282-7411 Three working days prior to construction

40 0 40 80 120
GRAPHIC SCALE – FEET

STATE OF GEORGIA PLAT ACT CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GLENN A. VALENTINO GA. R.L.S. #2528
DATE OF EXPIRATION: 12/31/2022



A Community with a Heart

FIRE DEPARTMENT

DAVID BLOODWORTH
FIRE CHIEF

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: North Central Townhomes

Date: November 9, 2021

This development will require emergency access at both access points of the development. Automatic Fire Sprinkler Systems may be required for each unit. Fire mains may not be smaller than 8 inches in diameter. This development could also have an impact on manpower. If you should need any more information, please let me know. Thanks.

POD "B" 21-PC-11-58

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

Name of Applicant ATWELL, LLC - THALONIUS "THEO" STONE

Mailing Address 1255 LAKES PARKWAY, BUILDING 100, SUITE 120 LAWRENCEVILLE, GA 30043

Telephone 770-767-6841 Mobile [redacted]

Email TSTONE@ATWELL-GROUP.COM

Property Owner (s) CML HAPEVILLE

Mailing Address 3715 NORTHSIDE PARKWAY NW BUILDING 400-100

Telephone 404-846-4010 Mobile _____

Address/Location of Property:

627 COLLEGE ST., 623 COLLEGE ST., 613 COLLEGE ST., 609 COLLEGE ST.

Present Zoning Classification: RMU

Present Land Use: SINGLE FAMILY LOT(S) / VACANT

Parcel ID #: 14 009800200521, 14 009800200380, 14 009800200372, 14 009800200364

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I hereby affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to fully comply with all City of Hapeville Codes and Ordinances. I hereby acknowledge that all requirements of the City of Hapeville shall be met. I am able to read and write in English or this document has been read and explained to me and I have fully and voluntarily completed this application. I also understand that false statements or writings made to the City of Hapeville, Georgia are deemed a felony pursuant to O.C.G.A. 16-10-20 and I/we may be prosecuted for a violation thereof.

Applicant's signature

Date: 10/11/2021

Sworn to and subscribed before me

This 11 **day of** October, **20** 21.

Notary Public

CAROLYN A DAVIS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires 03-11-2023

6

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

WRITTEN SUMMARY

Provide a detailed summary of the proposed project in the space provided below:

PROPOSED PROJECT IS FOR THE CONSTRUCTION OF 14 TOWNHOME UNITS ON A VACANT 1.01 ACRE PARCEL.

B

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

627 COLLEGE ST., 623 COLLEGE ST., 613 COLLEGE ST., 609 COLLEGE ST.

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant:
ATWELL, LLC - THALONIUS "THEO" STONE

Address of Applicant:
1255 LAKES PARKWAY BUILDING 100, SUITE 120 LAWRENCEVILLE, GA 30043

Telephone of Applicant:
770-767-6841

Signature of Owner

Robert Paul Frazier

Print Name of Owner

Manager of CMC Hapeville LLC

Personally Appeared Before Me this 8 day of October, 2021.

Deborah M. Carozza

Notary Public

DEBORAH M CAROZZA NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES 10/18/2024

8

A Preliminary Plat is a document used to determine the practical ability to subdivide a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. Submittal of the plat does not guarantee the approval of a Final Plat, a legal document, once recorded with the County, finalizes the subdivision of the land. To be considered, a Preliminary Plat must contain the following information:

TS The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.

TS Date, approximate north point and graphic scale.

TS The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.

TS Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.

TS The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

TS Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.

TS The acreage of the land to be subdivided.

TS Location sketch map or city map showing relationship of subdivision site to area.

Please initial each item on the list above certifying that all required information has been included on the preliminary plat. Sign and submit this form with your Preliminary Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____ Date 10/11/2021

Final Plat Checklist

A Final Plat is a legal document, once approved and signed by the Hapeville Planning Commission, can be recorded with Fulton County Superior Court. Only a final plat legally subdivides a parcel. Filing with the County will establish the new deed for the property and assign tax parcel identification information. To be considered, a Final Plat must contain the following information:

TS The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.

TS Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets an curved property lines that are not the boundary of curved streets.

TS All dimensions to the nearest 100th of a foot and angles to the nearest minutes.

TS Location and description of monuments.

TS The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.

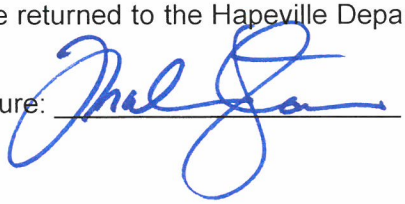
TS Date, title, name and location of subdivision, graphic scale and true north point.

Please initial each item on the list above certifying that all required information has been included on the plat. Sign and submit this form with your Final Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Supplemental Documents for Final Plat:

- Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way and any sites for public use.
- Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- Certification by the City Engineer that the subdivider has complied with one of the following alternatives:
  1. All improvements have been installed in accord with the requirements of the regulations; or
  2. A security bond has been posted in sufficient amount to ensure the completion of all required improvements.
- Certification of approval to be signed by the secretary of the Planning Commission following the approval of the final plat.

Once a Final Plat has been approved and signed by the Chair of the Hapeville Planning Commission, the applicant may pick up copies of the plat for filing with Fulton County Superior Court at 136 Pryor Street, Atlanta, GA 30303. Once filed and stamped by the recorder's office, a copy should be returned to the Hapeville Department of Economic Development to be held on file.

Applicant Signature:  Date 10/11/2021

POD B

All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 98 of the 14th District of Fulton County, Georgia, containing 44362 square feet (1.018 acre), more or less, and being more particularly described as follows:

Commencing at the intersection of the northern right-of-way of College Street and the eastern right-of-way of South Fulton Street; thence 141.00 feet along the right-of-way of College Street to an iron pin, being the TRUE POINT OF BEGINNING; thence leaving said right-of-way North 36 degrees 38 minutes 18 seconds East, 100.50 feet to an iron pin; thence South 50 degrees 54 minutes 22 seconds East, 8.40 feet to a point; thence North 35 degrees 32 minutes 01 seconds East, 100.00 feet to an iron pin; thence South 53 degrees 36 minutes 58 seconds East, 47.10 feet to an iron pin; thence South 51 degrees 44 minutes 52 seconds East, 62.03 feet to an iron pin; thence South 52 degrees 20 minutes 55 seconds East, 27.54 feet to an iron pin; thence South 55 degrees 02 minutes 28 seconds East, 32.31 feet to a point; thence South 55 degrees 02 minutes 28 seconds East, 49.84 feet to a point; thence South 36 degrees 32 minutes 54 seconds West, 201.81 feet to a point on the northern right-of-way of College Street; thence along said right-of-way North 53 degrees 01 minutes 46 seconds West, 225.54 feet to the TRUE POINT OF BEGINNING.

Said property being a combination of Fulton County Georgia Parcels 14 0098002 00521, 14 0098002 00380, 14 0098002 00372, 14 0098002 00364, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3142.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

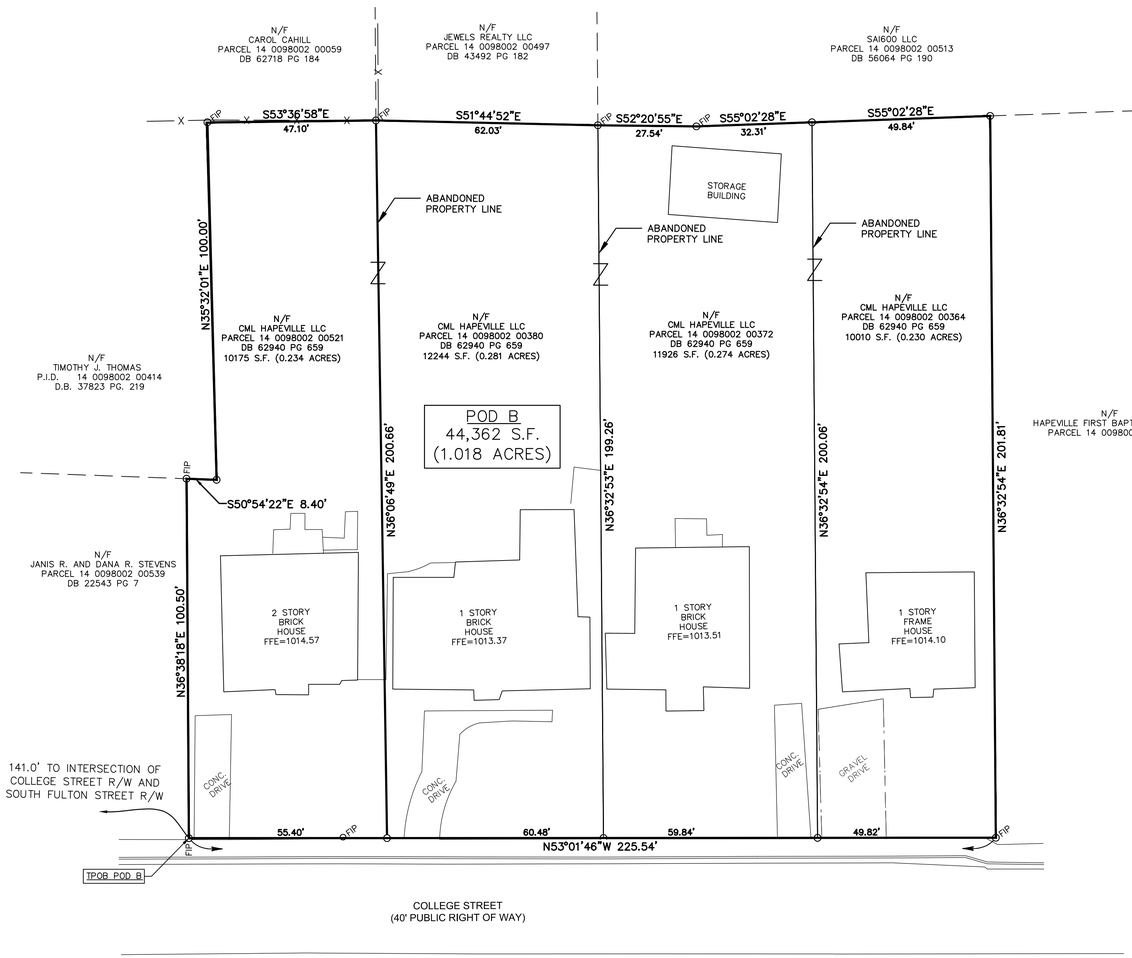
DATUMS

Horizontal: Grid North, NAD83, Georgia State Planes, West Zone
(North American Datum of 1983) (2011)
US Survey Foot, Fulton County, Georgia
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12 (Conus)

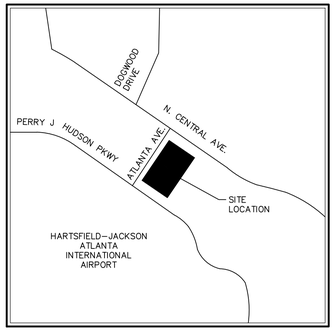
RECOMBINATION PLAT FOR:
HAPEVILLE TOWN HOMES
POD B

44,362 S.F. (1.018 ACRES) OF LAND
COLLEGE STREET, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

GRID NORTH
GEORGIA WEST ZONE
(NAD 1983)



BAR SCALE
1" = 20'
20' 0 10' 20'



VICINITY MAP
NOT TO SCALE

OWNER'S ACKNOWLEDGEMENT AND DEDICATION:
(STATE OF GEORGIA) (FULTON COUNTY)
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER DATE SIGNED

PRINTED OR TYPED NAME OF SUBDIVIDER

SIGNATURE OF OWNER DATE SIGNED

PRINTED OR TYPED NAME OF OWNER

FINAL PLAT APPROVAL:
THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY AND COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

CITY CLERK - ON BEHALF OF MAYOR AND COUNCIL DATE

CHARIMAN, PLANNING COMMISSION DATE

CITY ENGINEER DATE

LEGEND

FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
	R/W MONUMENT
	SUBJECT BOUNDARY LINE
	SECTION CORNER
	ADJACENT BOUNDARY LINE
R/W	RIGHT OF WAY LINE
X X	EXISTING FENCE
	GUARD RAIL
	BUILDING STRUCTURE
	STRUCTURE OVERHANG
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	GRAVEL PAVEMENT
×11.20	EXISTING SPOT ELEVATION
40	EXISTING GROUND CONTOUR
	EDGE OF WATER
	DITCH CENTER LINE
	WETLAND DELINIATION
	EXISTING TREE-DECIDUOUS
	EXISTING TREE-CONIFEROUS
	LIMITS OF VEGETATION
	STORM SEWER
	EXISTING CUVLERT
	STORM WATER MANHOLE
	STORM CATCH BASIN
	MAILBOX
B	BOLLARD
	SIGN
	GROUND LIGHTING
	LIGHT POLE
U.P.	UTILITY POLE
	GUY ANCHOR WITH WIRE
OHE OHE	ELECTRIC OVERHEAD
T	TELEPHONE PEDESTAL
T T	UNDERGROUND TELECOM
F	FIBER OPTIC MARKER
	HANDHOLE
E	ELECTRIC METER
E	ELECTRIC RISER
AC	AIR CONDITIONING UNIT
	ELECTRIC TRANSFORMER
E E	UNDERGROUND ELECTRIC
G	GAS METER
G	GAS VALVE
G G	UNDERGROUND GAS
G	GAS WARNING POST
W	WATER METER
W	WATER VALVE
	FIRE HYDRANT
W W	UNDERGROUND WATER
C.O.	SANITARY CLEAN OUT
	SANITARY SEWER MANHOLE
	SANITARY SEWER

SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANES COORDINATES (NAD83), WEST ZONE, US FOOT. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON AUGUST 25, 2021 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
4. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. EQUIPMENT USED FOR MEASUREMENT:
   ANGULAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   LINEAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   GPS: TRIMBLE R10 GPS RECIEVER
7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR FULTON COUNTY, GEORGIA (COMMUNITY PANEL NUMBER 13121C0368F, EFFECTIVE DATE SEPTEMBER 18, 2013), NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

ZONING

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS
FRONT 0' MIN/15'MAX
SIDE 0'
REAR 0'
MAX BUILDING HEIGHT 3-STORIES / 45'

SURVEYOR'S CERTIFICATIONS

PER HB 76:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A., SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

PER CITY OF HAPEVILLE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 26,025 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 131,455 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 1.018 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HERE IN WAS A TRIMBLE SX8 ROBOTIC TOTAL STATION.

GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

10/12/21
By: JOHN MARK DUNLAP, LS DATE
GEORGIA REGISTERED LAND SURVEYOR #3142
DATE OF EXPIRATION 12/31/21

811 Know what's below. Call before you dig.

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ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PARKWAY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200

LOCATED IN
LAND LOT: 98
14TH DISTRICT
FULTON COUNTY, GEORGIA

CLIENT
D.R. HORTON

RECOMBINATION PLAT OF
HAPEVILLE TOWN HOMES
POD–B

DATE 10/12/2021

REVISIONS

DWG. SH CH. MD
P.M. T. STONE
CODE AS
JOB 21002729
SHEET NO.
1 OF 1

FILE NAME: K:\21002729-Hapeville, GA Townhomes\DWG\Survey\21002729AS-01 Hapeville Town Homes.dwg LAST SAVED BY: mdunlap 10/12/2021 11:20 AM PLOTTED BY: Mark Dunlap 10/12/2021 11:20 AM PLOTTED SCALE: 1:1 PAPER: PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: BASE-STANDARD.CTB

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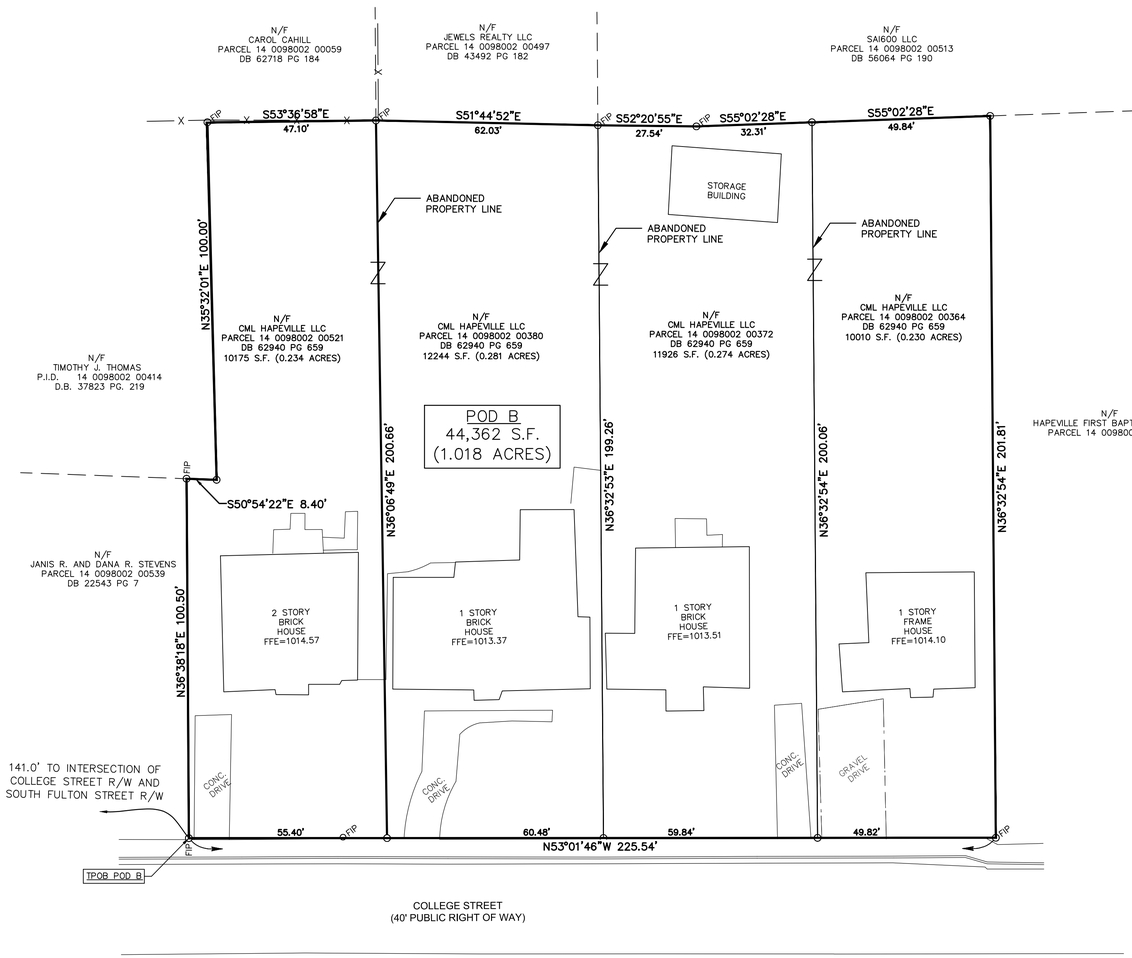
DATUMS

Horizontal: Grid North, NAD83, Georgia State Planes, West Zone
(North American Datum of 1983) (2011)
US Survey Foot, Fulton County, Georgia
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12 (Conus)

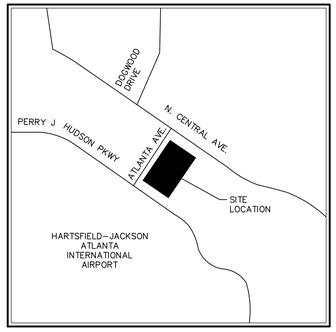
RECOMBINATION PLAT FOR:
HAPEVILLE TOWN HOMES
POD B

44,362 S.F. (1.018 ACRES) OF LAND
COLLEGE STREET, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

GRID NORTH
GEORGIA WEST ZONE
(NAD 1983)



20' 0 10' 20'
BAR SCALE
1" = 20'



VICINITY MAP
NOT TO SCALE

OWNER'S ACKNOWLEDGEMENT AND DEDICATION:
(STATE OF GEORGIA) (FULTON COUNTY)
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER DATE SIGNED

PRINTED OR TYPED NAME OF SUBDIVIDER

SIGNATURE OF OWNER DATE SIGNED

PRINTED OR TYPED NAME OF OWNER

FINAL PLAT APPROVAL:
THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY AND COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

CITY CLERK - ON BEHALF OF MAYOR AND COUNCIL DATE

CHARIMAN, PLANNING COMMISSION DATE

CITY ENGINEER DATE

LEGEND

FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
	R/W MONUMENT
	SUBJECT BOUNDARY LINE
	SECTION CORNER
	ADJACENT BOUNDARY LINE
R/W	RIGHT OF WAY LINE
X X	EXISTING FENCE
	GUARD RAIL
	BUILDING STRUCTURE
	STRUCTURE OVERHANG
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	GRAVEL PAVEMENT
×11.20	EXISTING SPOT ELEVATION
40	EXISTING GROUND CONTOUR
	EDGE OF WATER
	DITCH CENTER LINE
	WETLAND DELINIATION
	EXISTING TREE-DECIDUOUS
	EXISTING TREE-CONIFEROUS
	LIMITS OF VEGETATION
	STORM SEWER
	EXISTING CUVLERT
	STORM WATER MANHOLE
	STORM CATCH BASIN
	MAILBOX
	BOLLARD
	SIGN
	GROUND LIGHTING
	LIGHT POLE
U.P.	UTILITY POLE
	GUY ANCHOR WITH WIRE
OHE OHE	ELECTRIC OVERHEAD
T	TELEPHONE PEDESTAL
T T	UNDERGROUND TELECOM
	FIBER OPTIC MARKER
	HANDHOLE
E	ELECTRIC METER
E	ELECTRIC RISER
	AIR CONDITIONING UNIT
	ELECTRIC TRANSFORMER
E E	UNDERGROUND ELECTRIC
	GAS METER
	GAS VALVE
G G	UNDERGROUND GAS
	GAS WARNING POST
	WATER METER
	WATER VALVE
	FIRE HYDRANT
W	UNDERGROUND WATER
C.O.	SANITARY CLEAN OUT
	SANITARY SEWER MANHOLE
	SANITARY SEWER

SURVEY NOTES

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5. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. EQUIPMENT USED FOR MEASUREMENT:
   ANGULAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   LINEAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   GPS: TRIMBLE R10 GPS RECIEVER
7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD NOTE

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ZONING

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS
FRONT 0' MIN/15'MAX
SIDE 0'
REAR 0'
MAX BUILDING HEIGHT 3-STORIES / 45'

SURVEYOR'S CERTIFICATIONS

PER HB 76:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A., SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

PER CITY OF HAPEVILLE

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GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

10/12/21
By: JOHN MARK DUNLAP, LS DATE
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RECOMBINATION PLAT OF
HAPEVILLE TOWN HOMES
POD–B

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SHEET NO.
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RETRACEMENT SURVEY FOR FOR:

HAPEVILLE TOWN HOMES
POD B

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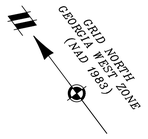
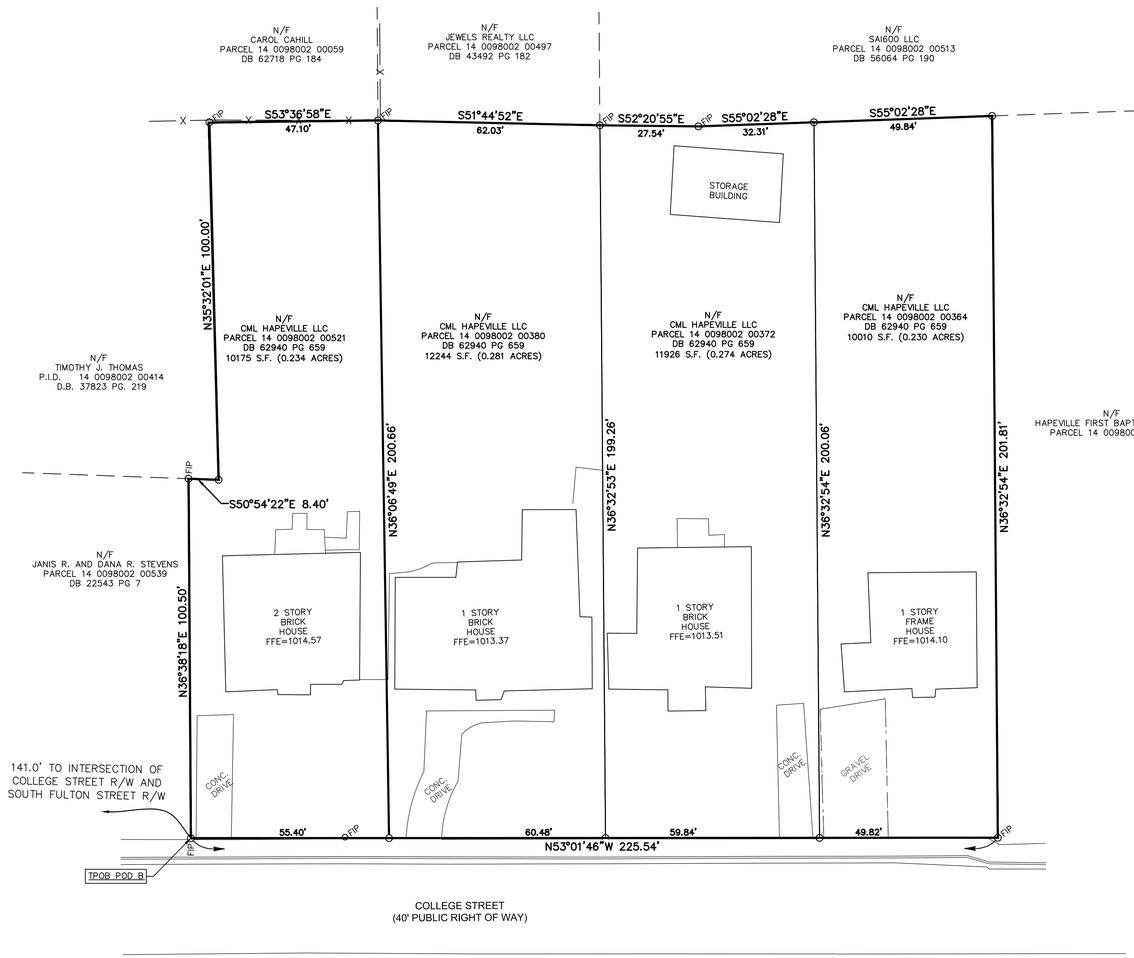
COLLEGE STREET, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA





LEGEND

O FIR	FOUND IRON ROD		MAILBOX
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X X	EXISTING FENCE	OHE OHE	ELECTRIC OVERHEAD
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	LIMITS OF VEGETATION	Ⓦ	WATER METER
	STORM SEWER	Ⓦ	WATER VALVE
)	EXISTING CUVLERT		FIRE HYDRANT
○	STORM WATER MANHOLE	W	UNDERGROUND WATER
□	STORM CATCH BASIN	∘C.O.	SANITARY CLEAN OUT
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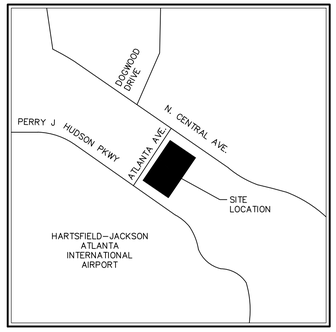

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NOT TO SCALE

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ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS
FRONT 0' MIN/15'MAX
SIDE 0'
REAR 0'
MAX BUILDING HEIGHT 3-STORIES / 45'

SURVEYOR'S CERTIFICATIONS

PER HB 76:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION; AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

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1255 LAKES PARKWAY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200

LOCATED IN LAND LOT: 98 14TH DISTRICT FULTON COUNTY, GEORGIA

CLIENT D.R. HORTON

RETRACEMENT SURVEY FOR HAPEVILLE TOWN HOMES POD–B

DATE 10/12/2021

REVISIONS

DWG. SH	CH. MD
P.M. T. STONE	
CODE AS	
JOB 21002729	
SHEET NO. 1 OF 1	

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POD B

All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 98 of the 14th District of Fulton County, Georgia, containing 44362 square feet (1.018 acre), more or less, and being more particularly described as follows:

Commencing at the intersection of the northern right-of-way of College Street and the eastern right-of-way of South Fulton Street; thence 141.00 feet along the right-of-way of College Street to an iron pin, being the TRUE POINT OF BEGINNING; thence leaving said right-of-way North 36 degrees 38 minutes 18 seconds East, 100.50 feet to an iron pin; thence South 50 degrees 54 minutes 22 seconds East, 8.40 feet to a point; thence North 35 degrees 32 minutes 01 seconds East, 100.00 feet to an iron pin; thence South 53 degrees 36 minutes 58 seconds East, 47.10 feet to an iron pin; thence South 51 degrees 44 minutes 52 seconds East, 62.03 feet to an iron pin; thence South 52 degrees 20 minutes 55 seconds East, 27.54 feet to an iron pin; thence South 55 degrees 02 minutes 28 seconds East, 32.31 feet to a point; thence South 55 degrees 02 minutes 28 seconds East, 49.84 feet to a point; thence South 36 degrees 32 minutes 54 seconds West, 201.81 feet to a point on the northern right-of-way of College Street; thence along said right-of-way North 53 degrees 01 minutes 46 seconds West, 225.54 feet to the TRUE POINT OF BEGINNING.

Said property being a combination of Fulton County Georgia Parcels 14 0098002 00521, 14 0098002 00380, 14 0098002 00372, 14 0098002 00364, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3142.

DATE: November 8, 2021
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Preliminary Plat Request for Asbury Park Pod B

BACKGROUND
The City of Hapeville has received a Preliminary Plat application from Theo Stone with Atwell, LLC to combine 4 parcels into one 1.019 +/- acre parcel north of College Street.

The parcels are:

Address	Parcel Number	Acres
609 College Street	14 0098002 00364	.230
613 College Street	14 0098002 00372	.274
623 College Street	14 0098002 00380	.281
627 College Street	14 0098002 00521	.234
Total		1.019

The preliminary plat should show the internal lines as dashed versus solid.

The parcels are zoned RMU, Residential Mixed Use.

Preliminary Plat

(1) A minimum of five days prior to the meeting at which the *preliminary* plat is to be considered, the subdivider shall submit two copies of the *preliminary* plat of the proposed subdivision drawn to a scale of not less than one inch equals 100 feet to the planning commission. *Scale is 1":40'*

(2) The *preliminary* plat shall meet the minimum standards of design and the general requirements for the construction of public improvements as set forth in section 90-1-3 and shall contain the following information insofar as possible:

a. The proposed subdivision name and location, name and address of the owner or owners, and name of the author of the plat who shall be a state-registered engineer or land surveyor.

An address has not been provided for the owner.
An address has not been provided for the new tract.
The preliminary plat should show the internal lines as dashed versus solid.

b. Date, approximate north point and graphic scale.
Meets Requirements

c. The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements; the present zoning classification of the land to be subdivided and the adjoining land; and the names of adjoining property owners or subdivisions.

Meets requirement for property lines, streets, however utilities not shown. See Engineer report

d. Plans of proposed underground utility layouts (including sewers, water mains and electrical service) showing feasible connections to the existing or any proposed utility systems.

Not shown.

e. The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

Utilities not shown.

f. Contours at vertical intervals of not more than five feet.

Not provided.

g. The acreage of the land to be subdivided and acreage of any lots to be created.

Meets Requirements

h. Location map showing the relationship of subdivision to area.

Vague but provided.

(3) Within 30 days after submission of the *preliminary* plat, the planning commission will review the plat and indicate its approval, denial or approval subject to modifications as a basis for preparation of the final plat. If a plat is denied, reasons for the denial will be indicated in writing. If approved subject to modifications, the nature of the required modifications will also be indicated in writing.

(4) Approval of the *preliminary* plat by the planning commission will not constitute acceptance of the final plat and will not be indicated on the *preliminary* plat.

(5) Failure of planning commission to act on the *preliminary* plat within 30 days of the meeting at which the *preliminary* plat was first considered will be deemed approval of this plat.

(6) One copy of the *preliminary* plat shall be retained by the planning commission secretary. The second copy will be returned to the subdivider with any notations at the time of approval or denial and the specific modifications, if any, required.

(7) Approval of the *preliminary* plat shall lapse and become null and void unless a final plat based thereon is submitted within one year from the date of such approval. The planning commission may grant an extension of time not to exceed 180 days upon good cause shown.

Sec. 90-1-3. - General requirements and minimum standards of design.

(a) *Streets.*

(1) *Conformity to the major street plan.* The location and width of all streets and roads shall conform to the official major street plan.

Meets requirements (40' to 50'). See below.

(2) *Relation to adjoining street systems.* The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.

Not applicable

(3) *Street widths.* The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:

a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.

b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.

c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.

College Street is shown with a 40' ROW, which is an existing street. Requires a variance from Planning Commission. Community Services Director and City Engineer will provide recommendation.

d. For dead-end streets (culs-de-sac), 50 feet. Culs-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.

(4) *Additional width on existing streets.* Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.

a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.

b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

Should the City require additional ROW, then 5' should be dedicated to the City.

(5) *Restriction of access.* When a tract fronts on an arterial street or highway, the planning commission may require those lots to be provided with frontage on an access street.

Meets requirements

(6) *Street grades.* Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent.

Streets not changed.

(7) *Horizontal curves.* Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets 60 feet or more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.

(8) *Vertical curves.* All changes in grade shall be connected by vertical curves of minimum length in feet equal to 15 times the algebraic difference in rates of grade for major streets and one-half this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one inch equals 100 feet horizontal, and one-inch equals 20 feet vertical, may be required by the planning commission.

(9) *Intersections.*

a. Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than 60 degrees.

b. Property line radii at street intersections shall not be less than 20 feet and where the angle of street intersection is less than 75 degrees, the planning commission may require a greater curb radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

(10) *Tangents.* A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector streets.

(11) *Street jogs.* Street jogs with centerline offsets of less than 125 feet shall be prohibited.

(12) *Dead-end streets.*

a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

(13) *Private streets and reserve strips.* There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the planning commission.

(14) *Street names.* Proposed streets in obvious alignment with others already existing and named shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, driveway, place or court.

(15) *Alleys.* Alleys shall be provided to the rear of lots used for business purposes, and shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the planning commission of the need for alleys.

(b) *Blocks.*

(1) *Length.* Blocks shall not be less than 400 feet or more than 1,200 feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over 800 feet in length, the planning commission may require one or more public cross walks of not less than ten feet in width to extend entirely across the block and at locations deemed necessary.

(2) *Width.* Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the planning commission will approve a single tier of lots of minimum depth.

Block Section Not Applicable

(c) *Lots.*

(1) *Arrangement.* Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall have frontage on a public street.

Meets requirements.

(2) *Minimum size.* The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Remnant lots, that is, parcels of land that would not comply with the minimum lot area or width following subdividing shall be prohibited. Such remnant parcels shall be added to adjacent lots rather than be platted as unusable parcels.

a. The size and widths of lots shall in no case be less than the minimum requirements of the zoning ordinance. No lot shall have a width greater than six times the lot depth at the building setback line without specific approval by the planning commission.

b. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.

Meets Requirements

(3) *Minimum depth.* The minimum depth of building setback lines from the right-of-way shall not be less than 30 feet and in the case of corner lots 15 feet from the side street right-of-way unless a lower standard is allowed by an existing zoning ordinance.

***Meets Requirements* – lower standard of 0/15 per RMU Zoning District.**

(4) *Corner lot dimension.* Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines outlined above.

Meets Requirements

(5) *Lots on a curved street or cul-de-sac.* All such lots shall comply with the minimum lot frontage at the building setback line. No lot shall have a lot width less than 35 feet at the street right-of-way.

Not Applicable

(6) *Lots in more than one municipality.* No new lot created subsequent to the effective date of this chapter shall be divided by a city boundary line.

Not Applicable

(7) *Double frontage lots.* No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.

Not Applicable

(d) *Public use and service areas.* Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas. Plats indicating dedication of park and playground areas to the city shall be approved conditionally subject to the written acceptance of the land by mayor and council.

(1) *Public open spaces.* Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.

(2) *Easements for utilities.* Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, along side lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.

(3) *Community assets.* In all subdivisions, due regard shall be shown for all natural features such as large trees, watercourses, historical resources and similar community assets which, if preserved, will add attractiveness and value to the property.

Not Applicable

(e) *Suitability of the land.*

(1) The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.

(2) Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses as may increase

danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for those uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

(f) *Large tracts or parcels.* When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.

Meets Requirements

(g) *Group housing developments.* A comprehensive group housing development, including single-family attached developments and the large-scale construction of housing units together with necessary drives and ways of access, may be approved by the planning commission although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

Meets Requirements

(h) *Variances.* Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

Maintenance of existing 40' right of way would require variance from Planning Commission.

(i) *Zoning or other regulations.*

(1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.

(2) Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

Not Applicable

FINDINGS

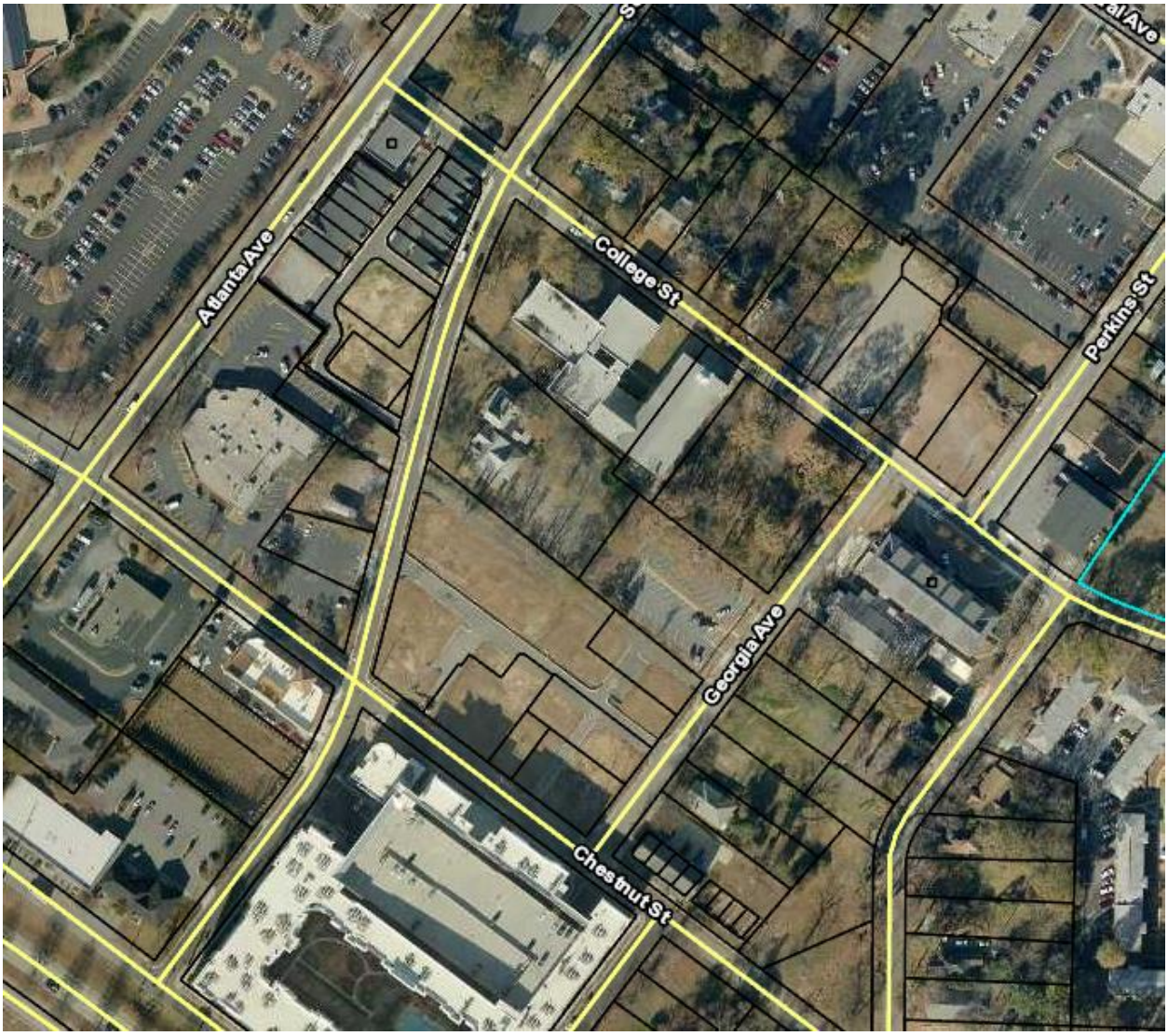
The preliminary combination plat should be revised to:

- Show the exterior boundary lines as solid and the interior (to be removed) boundary lines as dashed so as to avoid confusion.
- Correct the zoning information on the plat. For example, 45' is the limit for attached single family dwellings (this proposed use), however, building height maximums range depending upon proposed use.

The applicant should address any outstanding issues raised in the Engineer's report, including utility locations, grades, etc.

The Community Services Director and City Engineer will provide a recommendation regarding the additional 5' right of way from College Street.

Once the necessary revisions are made, the preliminary plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.



Location map

Keck+Wood
COLLABORATION BY DESIGN

November 12, 2021

Ms. Adrienne Senter
Planning & Development Coordinator
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: Hapeville Townhomes Pod B
609-627 College Street
Final Plat Review No. 1
K&W Ref. No. 211052.40

Dear Ms. Senter:

As requested, I have reviewed the Final Plat of the Hapeville Townhomes Pod B for compliance with the City's Final Plat requirements of the City of Hapeville. The submittal was received electronically on October 28, 2021, and consists of a property subdivision to the overall 1.018 acre parcel within an RMU Zoning District. The Final Plat was prepared by Atwell, under the Surveying seal of John Mark Dunlap. My comments are as follows:

1. It does not appear that monuments (concrete monuments three inches in diameter or square, 18 inches long, with a flat top) per Section 90-1-4.(a)(1)a. of the Code of Hapeville have been placed at all points where the street line intersects the exterior boundaries of the property and at angle points along each street.
2. College Street is shown with a 40 feet right of way on the plat which does not comply with the minimum 50 feet width required by Section 90-1-3.(3). The additional width of 5 feet to provide the required right of way on one side of the street should be shown per Section 90-1-3.(4).
3. The Subdivision Plat submitted did not include a certification by the landowner acknowledging that the City assumes no responsibility for overflow or erosion per Section 90-1-2(f)(4)(i.) of the Code of Ordinances.
4. All Final Plat Statements and Certifications should be signed and dated. And all seals should include the signature of the professional.
5. The zoning of adjacent properties should be shown on the plat.
6. It is not clear why the Vicinity Map has no mention or location of College Street on the map. This street should be shown on the map to better identify the location of the property.
7. The locations of existing water mains, valves, fire hydrants, water main sizes should be shown on the plat per Section 90-1-4.
8. The locations and sizes of existing sanitary sewer lines should be shown on the plat per Section 90-1-4.
9. The locations and sizes of existing sidewalks along the property frontage should be shown on the plat per Section 90-1-4.

I have retained one copy of the plat provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Very truly yours,

KECK & WOOD, INC.

Michael J. Moffitt, P.E.

POD "D"

21-PC-11-60

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

Name of Applicant ATWELL, LLC - THALONIUS "THEO" STONE

Mailing Address 1255 LAKES PARKWAY, BUILDING 100, SUITE 120 LAWRENCEVILLE, GA 30043

Telephone 770-767-6841 Mobile [redacted]

Email TSTONE@ATWELL-GROUP.COM

Property Owner (s) CML HAPEVILLE

Mailing Address 3715 NORTHSIDE PARKWAY NW BUILDING 400-100

Telephone 404-846-4010 Mobile _____

Address/Location of Property:

3608 GEORGIA AVE., 3614 GEORGIA AVE., 3618 GEORGIA AVE., 3622 GEORGIA AVE., 3637 UNION AVE., 3627 UNION AVE., 3619 UNION AVE.

Present Zoning Classification: RMU

Present Land Use: SINGLE FAMILY LOT(S) / VACANT

Parcel ID #: 14 009700080114, 14 009700080106, 14 009700080098, 14 009700080080, 14 009700080049, 14 009700080031, 14 009700080023

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I hereby affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to fully comply with all City of Hapeville Codes and Ordinances. I hereby acknowledge that all requirements of the City of Hapeville shall be met. I am able to read and write in English or this document has been read and explained to me and I have fully and voluntarily completed this application. I also understand that false statements or writings made to the City of Hapeville, Georgia are deemed a felony pursuant to O.C.G.A. 16-10-20 and I/we may be prosecuted for a violation thereof.

Applicant's signature

Date: 10/11/2021

Sworn to and subscribed before me

This 11 **day of** October, **20** 21.

Notary Public

CAROLYN A DAVIS
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires 03-11-2023

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CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

WRITTEN SUMMARY

Provide a detailed summary of the proposed project in the space provided below:

PROPOSED PROJECT IS FOR THE CONSTRUCTION OF 23 TOWNHOME UNITS ON A VACANT 1.269 ACRE PARCEL.

D

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

3608 GEORGIA AVE., 3614 GEORGIA AVE., 3618 GEORGIA AVE., 3622 GEORGIA AVE., 3637 UNION AVE., 3627 UNION AVE., 3619 UNION AVE.

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant:
ATWELL, LLC - THALONIUS "THEO" STONE

Address of Applicant:
1255 LAKES PARKWAY BUILDING 100, SUITE 120 LAWRENCEVILLE, GA 30043

Telephone of Applicant:
770-767-6841

Signature of Owner

Robert Paul Francis

Print Name of Owner

Manager of CML Hapeville LLC

Personally Appeared Before Me this 8 day of October, 2021.

Deborah M. Carozza

Notary Public

DEBORAH M CAROZZA NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES 10/18/2024

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A Preliminary Plat is a document used to determine the practical ability to subdivide a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. Submittal of the plat does not guarantee the approval of a Final Plat, a legal document, once recorded with the County, finalizes the subdivision of the land. To be considered, a Preliminary Plat must contain the following information:

TS The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.

TS Date, approximate north point and graphic scale.

TS The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.

TS Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.

TS The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

TS Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.

TS The acreage of the land to be subdivided.

TS Location sketch map or city map showing relationship of subdivision site to area.

Please initial each item on the list above certifying that all required information has been included on the preliminary plat. Sign and submit this form with your Preliminary Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____ Date 10/11/2021

Final Plat Checklist

A Final Plat is a legal document, once approved and signed by the Hapeville Planning Commission, can be recorded with Fulton County Superior Court. Only a final plat legally subdivides a parcel. Filing with the County will establish the new deed for the property and assign tax parcel identification information. To be considered, a Final Plat must contain the following information:

TS The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.

TS Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets an curved property lines that are not the boundary of curved streets.

TS All dimensions to the nearest 100th of a foot and angles to the nearest minutes.

TS Location and description of monuments.

TS The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.

TS Date, title, name and location of subdivision, graphic scale and true north point.

Please initial each item on the list above certifying that all required information has been included on the plat. Sign and submit this form with your Final Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Supplemental Documents for Final Plat:

- Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way and any sites for public use.
- Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- Certification by the City Engineer that the subdivider has complied with one of the following alternatives:
  1. All improvements have been installed in accord with the requirements of the regulations; or
  2. A security bond has been posted in sufficient amount to ensure the completion of all required improvements.
- Certification of approval to be signed by the secretary of the Planning Commission following the approval of the final plat.

Once a Final Plat has been approved and signed by the Chair of the Hapeville Planning Commission, the applicant may pick up copies of the plat for filing with Fulton County Superior Court at 136 Pryor Street, Atlanta, GA 30303. Once filed and stamped by the recorder's office, a copy should be returned to the Hapeville Department of Economic Development to be held on file.

Applicant Signature: _____ Date 10/11/2021

POD D

All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 97 of the 14th District of Fulton County, Georgia, containing 55283 square feet (1.269 acres), more or less, and being more particularly described as follows:

Commencing at the intersection of the northern right-of-way of Chestnut Street and the southeastern right-of-way of Georgia Avenue; thence North 37 degrees 36 minutes 32 seconds East, 210.47 along the right-of-way of Georgia Avenue to the TRUE POINT OF BEGINNING; thence continuing along said right-of-way North 37 degrees 16 minutes 23 seconds East, 175.03 feet to an iron pin; thence leaving said right-of-way South 53 degrees 58 minutes 38 seconds East, 235.28 feet to a 1" rod on the western right-of-way of Union Avenue; thence along said right-of-way South 37 degrees 16 minutes 09 seconds West, 135.04 feet to an iron pin; thence 51.77 feet along an arc of a curve to the left, said curve having a radius of 87.26 feet, a chord bearing of South 20 degrees 16 minutes 20 seconds West, and a chord distance of 51.02 feet to a point; thence 3.90 feet along an arc of a curve to the left, said curve having a radius of 87.26 feet, a chord bearing of South 01 degrees 59 minutes 37 seconds West, and a chord distance of 3.90 feet to a point; thence South 00 degrees 42 minutes 45 seconds West, 81.10 feet to a point; thence leaving the right-of-way of Union Avenue South 66 degrees 20 minutes 23 seconds West, 151.86 feet to an iron pin on the northern right-of-way of Chestnut Street; thence along said right-of-way North 54 degrees 10 minutes 12 seconds West, 20.16 feet to a point; thence leaving said right-of-way North 35 degrees 36 minutes 57 seconds East, 202.37 feet to a point; thence North 51 degrees 53 minutes 21 seconds West, 58.81 feet to a point; thence North 51 degrees 53 minutes 21 seconds West, 142.14 feet to the TRUE POINT OF BEGINNING.

Said property being a combination of Fulton County Georgia Parcels 14 0097000 80114, 14 0097000 80109, 14 0097000 80023, 14 0097000 80098, 14 0097000 80031, and 14 0097000 80049, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3142.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

DATUMS

Horizontal: Grid North, NAD83, Georgia State Planes, West Zone (North American Datum of 1983) (2011)
US Survey Foot, Fulton County, Georgia
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12 (Conus)

RECOMBINATION PLAT FOR:

HAPEVILLE TOWN HOMES POD D

55283 S.F. (1.269 ACRES) OF LAND
COLLEGE STREET, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

OWNER'S ACKNOWLEDGEMENT AND DEDICATION:
(STATE OF GEORGIA) (FULTON COUNTY)
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER DATE SIGNED

PRINTED OR TYPED NAME OF SUBDIVIDER

SIGNATURE OF OWNER DATE SIGNED

PRINTED OR TYPED NAME OF OWNER

FINAL PLAT APPROVAL:
THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY AND COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

CITY CLERK - ON BEHALF OF MAYOR AND COUNCIL DATE

CHARIMAN, PLANNING COMMISSION DATE

CITY ENGINEER DATE

SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY,
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANES COORDINATES (NAD83), WEST ZONE, US FOOT. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON AUGUST 25, 2021 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
4. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. EQUIPMENT USED FOR MEASUREMENT:
   ANGULAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   LINEAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   GPS: TRIMBLE R10 GPS RECIEVER
7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

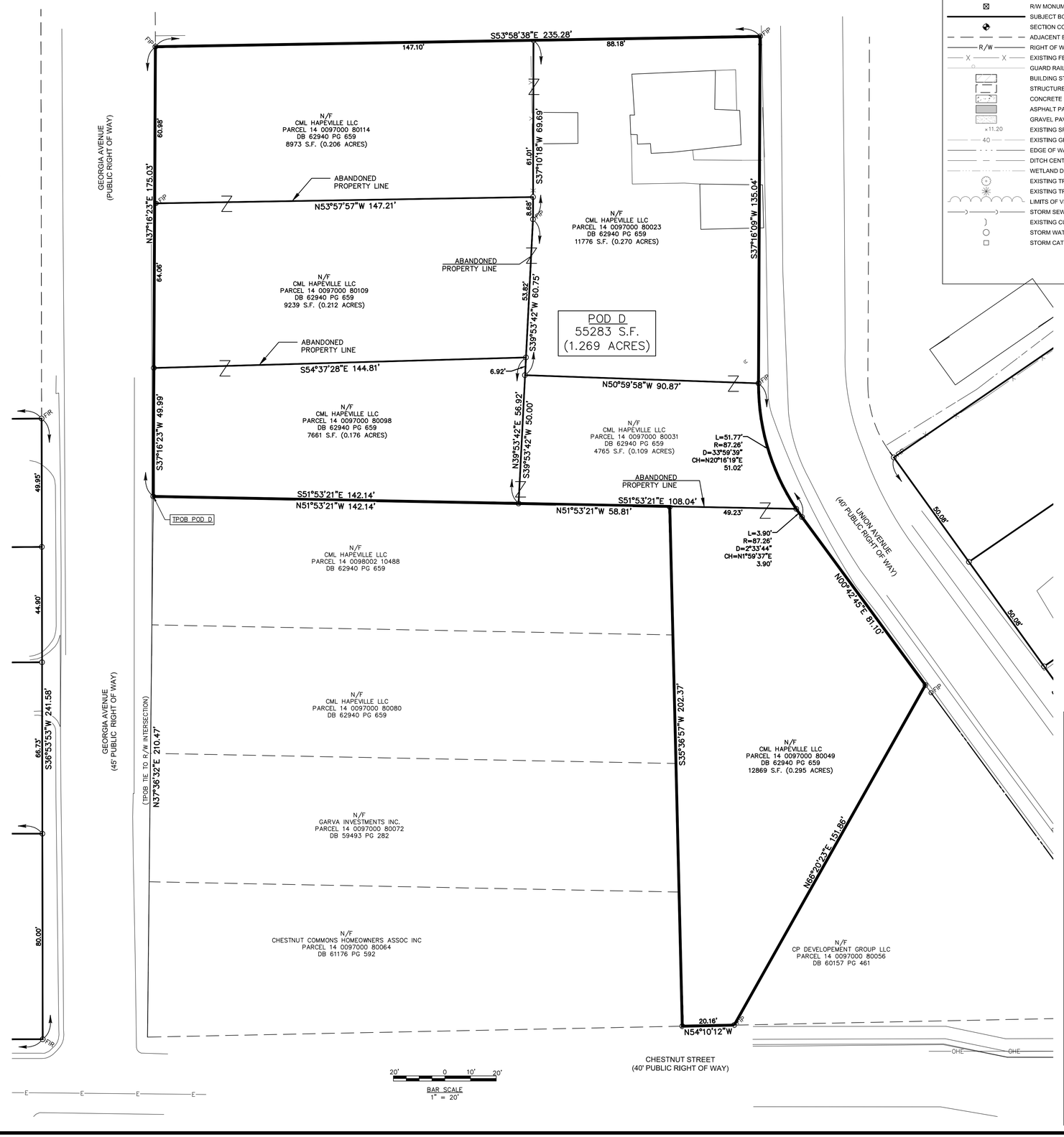
FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR FULTON COUNTY, GEORGIA (COMMUNITY PANEL NUMBER 13121C0368F, EFFECTIVE DATE SEPTEMBER 18, 2013), NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

ZONING

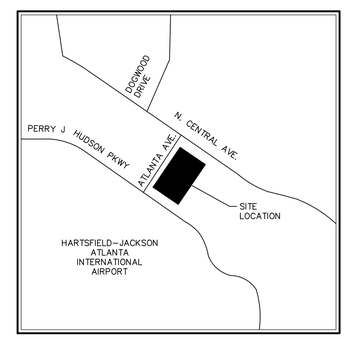
JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS
FRONT 0' MIN/15'MAX
SIDE 0'
REAR 0'
MAX BUILDING HEIGHT 3-STORIES / 45'

GRID NORTH
GEORGIA WEST ZONE
(NAD 1983)



LEGEND

O FIR	FOUND IRON ROD		MAILBOX
O FIP	FOUND IRON PIPE		BOLLARD
⊠	R/W MONUMENT		SIGN
	SUBJECT BOUNDARY LINE		GROUND LIGHTING
	SECTION CORNER		LIGHT POLE
	ADJACENT BOUNDARY LINE	O U.P.	UTILITY POLE
R/W	RIGHT OF WAY LINE		GUY ANCHOR WITH WIRE
X X	EXISTING FENCE	OHE OHE	ELECTRIC OVERHEAD
	GUARD RAIL	T	TELEPHONE PEDESTAL
	BUILDING STRUCTURE	T T	UNDERGROUND TELECOM
	STRUCTURE OVERHANG		FIBER OPTIC MARKER
	CONCRETE PAVEMENT		HANDHOLE
	ASPHALT PAVEMENT	E	ELECTRIC METER
	GRAVEL PAVEMENT	E	ELECTRIC RISER
×11.20	EXISTING SPOT ELEVATION		AIR CONDITIONING UNIT
40	EXISTING GROUND CONTOUR		ELECTRIC TRANSFORMER
	EDGE OF WATER	E E	UNDERGROUND ELECTRIC
	DITCH CENTER LINE		GAS METER
	WETLAND DELINIATION		GAS VALVE
	EXISTING TREE-DECIDUOUS	G G	UNDERGROUND GAS
	EXISTING TREE-CONIFEROUS		GAS WARNING POST
	LIMITS OF VEGETATION		WATER METER
	STORM SEWER		WATER VALVE
	EXISTING CUVLERT		FIRE HYDRANT
	STORM WATER MANHOLE	W	UNDERGROUND WATER
	STORM CATCH BASIN	∘C.O.	SANITARY CLEAN OUT
			SANITARY SEWER MANHOLE
			SANITARY SEWER



VICINITY MAP

SURVEYOR'S CERTIFICATIONS

PER HB 76:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A., SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

PER CITY OF HAPEVILLE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 26,025 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 121122 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 1.269 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HERE IN WAS A TRIMBLE SX8 ROBOTIC TOTAL STATION.

GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

10/12/21
By: JOHN MARK DUNLAP, LS DATE
GEORGIA REGISTERED LAND SURVEYOR #3142
DATE OF EXPIRATION 12/31/21

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PARKWAY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200

LOCATED IN
LAND LOTS: 95, 96, 97, 98
14TH DISTRICT
FULTON COUNTY, GEORGIA

CLIENT
D.R. HORTON

RECOMBINATION PLAT OF
HAPEVILLE TOWN HOMES
POD-D

DATE
10/12/2021

REVISIONS

DWG.	SH CH. MD
P.M.	T. STONE
CODE	AS
JOB	21002729
SHEET NO.	1 OF 1

FILE NAME: K:\21002729-Hapeville, GA Townhouses\DWG\Survey\21002729AS-01 Hapeville Town Homes.dwg LAST SAVED BY: mbunlap 10/12/2021 11:03 AM PLOTTED BY: Mark Dunlap 10/12/2021 PAPER: PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: BASE-STANDARD.CTB

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

DATUMS

Horizontal: Grid North, NAD83, Georgia State Planes, West Zone (North American Datum of 1983) (2011) US Survey Foot, Fulton County, Georgia
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12 (Conus)

RETRACEMENT SURVEY FOR:

HAPEVILLE TOWN HOMES POD D

55283 S.F. (1.269 ACRES) OF LAND
COLLEGE STREET, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

LEGEND

O FIR	FOUND IRON ROD		MAILBOX
O FIP	FOUND IRON PIPE		BOLLARD
⊠	R/W MONUMENT		SIGN
	SUBJECT BOUNDARY LINE		GROUND LIGHTING
	SECTION CORNER		LIGHT POLE
	ADJACENT BOUNDARY LINE	O U.P.	UTILITY POLE
R/W	RIGHT OF WAY LINE		GUY ANCHOR WITH WIRE
X X	EXISTING FENCE	OHE OHE	ELECTRIC OVERHEAD
	GUARD RAIL	T	TELEPHONE PEDESTAL
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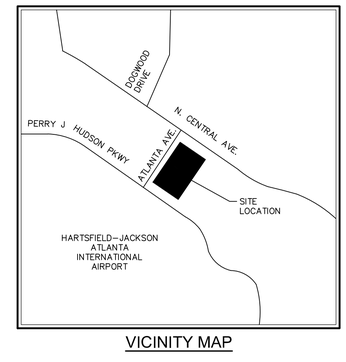

VICINITY MAP

SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY,
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANES COORDINATES (NAD83), WEST ZONE, US FOOT. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON AUGUST 25, 2021 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
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ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS
FRONT 0' MIN/15'MAX
SIDE 0'
REAR 0'
MAX BUILDING HEIGHT 3-STORIES / 45'

SURVEYOR'S CERTIFICATIONS

PER HB 76:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

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10/12/21
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1255 LAKES PARKWAY
BUILDING 100, SUITE 120
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LOCATED IN
LAND LOTS: 95, 96, 97, 98
14TH DISTRICT
FULTON COUNTY, GEORGIA

CLIENT: D.R. HORTON

RETRACEMENT SURVEY FOR:
HAPEVILLE TOWN HOMES
POD-D

DATE 10/12/2021

REVISIONS

DWG.	SH / CH. MD
P.M.	T. STONE
CODE	AS
JOB	21002729
SHEET NO.	1 OF 1

FILE NAME: K:\21002729-Hapeville, GA Townhouses\DWG\Survey\21002729AS-01 Hapeville Town Homes.dwg LAST SAVED BY: mbunlap 10/12/2021 11:03 AM PLOTTED BY: Mark Dunlap 10/12/2021 PAPER: PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: BASE-STANDARD.CTB

POD D

All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 97 of the 14th District of Fulton County, Georgia, containing 55283 square feet (1.269 acres), more or less, and being more particularly described as follows:

Commencing at the intersection of the northern right-of-way of Chestnut Street and the southeastern right-of-way of Georgia Avenue; thence North 37 degrees 36 minutes 32 seconds East, 210.47 along the right-of-way of Georgia Avenue to the TRUE POINT OF BEGINNING; thence continuing along said right-of-way North 37 degrees 16 minutes 23 seconds East, 175.03 feet to an iron pin; thence leaving said right-of-way South 53 degrees 58 minutes 38 seconds East, 235.28 feet to a 1" rod on the western right-of-way of Union Avenue; thence along said right-of-way South 37 degrees 16 minutes 09 seconds West, 135.04 feet to an iron pin; thence 51.77 feet along an arc of a curve to the left, said curve having a radius of 87.26 feet, a chord bearing of South 20 degrees 16 minutes 20 seconds West, and a chord distance of 51.02 feet to a point; thence 3.90 feet along an arc of a curve to the left, said curve having a radius of 87.26 feet, a chord bearing of South 01 degrees 59 minutes 37 seconds West, and a chord distance of 3.90 feet to a point; thence South 00 degrees 42 minutes 45 seconds West, 81.10 feet to a point; thence leaving the right-of-way of Union Avenue South 66 degrees 20 minutes 23 seconds West, 151.86 feet to an iron pin on the northern right-of-way of Chestnut Street; thence along said right-of-way North 54 degrees 10 minutes 12 seconds West, 20.16 feet to a point; thence leaving said right-of-way North 35 degrees 36 minutes 57 seconds East, 202.37 feet to a point; thence North 51 degrees 53 minutes 21 seconds West, 58.81 feet to a point; thence North 51 degrees 53 minutes 21 seconds West, 142.14 feet to the TRUE POINT OF BEGINNING.

Said property being a combination of Fulton County Georgia Parcels 14 0097000 80114, 14 0097000 80109, 14 0097000 80023, 14 0097000 80098, 14 0097000 80031, and 14 0097000 80049, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3142.

DATE: November 8, 2021
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Preliminary Plat Request for Asbury Park Pod C

BACKGROUND

The City of Hapeville has received a Preliminary Plat application from Theo Stone with Atwell, LLC to combine 6 parcels into one 2.077 +/- acre parcel west of Georgia Avenue, east of North Fulton, and north of Chestnut Street.

The parcels are:

Address	Parcel Number	Acres
3617 Georgia Ave	14 0098002 10504	.136
3602 South Fulton Ave	14 0098002 10488	1.185
3627 Georgia Ave	14 0098002 10496	.219
3633 Georgia Ave	14 0098002 10512	.217
647 Chestnut Street	14 0098002 10520	.059
651 Chestnut Street	14 0098002 10470	.261
Total		2.077

The preliminary plat should show the internal lines as dashed versus solid.

The parcels are zoned RMU, Residential Mixed Use.

Preliminary Plat

(1) A minimum of five days prior to the meeting at which the *preliminary* plat is to be considered, the subdivider shall submit two copies of the *preliminary* plat of the proposed subdivision drawn to a scale of not less than one inch equals 100 feet to the planning commission. *Scale is 1":40'*

(2) The *preliminary* plat shall meet the minimum standards of design and the general requirements for the construction of public improvements as set forth in section 90-1-3 and shall contain the following information insofar as possible:

a. The proposed subdivision name and location, name and address of the owner or owners, and name of the author of the plat who shall be a state-registered engineer or land surveyor.

An address has not been provided for the owner.

An address has not been provided for the new tract.

The preliminary plat should show the internal lines as dashed versus solid.

b. Date, approximate north point and graphic scale.

Meets Requirements

c. The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements; the present zoning classification of the land to be subdivided and the adjoining land; and the names of adjoining property owners or subdivisions.

Meets requirement for property lines, streets, however utilities not shown. See Engineer report

d. Plans of proposed underground utility layouts (including sewers, water mains and electrical service) showing feasible connections to the existing or any proposed utility systems.

Not shown.

e. The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

Utilities not shown.

f. Contours at vertical intervals of not more than five feet.

Not provided.

g. The acreage of the land to be subdivided and acreage of any lots to be created.

Meets Requirements

h. Location map showing the relationship of subdivision to area.

Vague but provided.

(3) Within 30 days after submission of the *preliminary* plat, the planning commission will review the plat and indicate its approval, denial or approval subject to modifications as a basis for preparation of the final plat. If a plat is denied, reasons for the denial will be indicated in writing. If approved subject to modifications, the nature of the required modifications will also be indicated in writing.

(4) Approval of the *preliminary* plat by the planning commission will not constitute acceptance of the final plat and will not be indicated on the *preliminary* plat.

(5) Failure of planning commission to act on the *preliminary* plat within 30 days of the meeting at which the *preliminary* plat was first considered will be deemed approval of this plat.

(6) One copy of the *preliminary* plat shall be retained by the planning commission secretary. The second copy will be returned to the subdivider with any notations at the time of approval or denial and the specific modifications, if any, required.

(7) Approval of the *preliminary* plat shall lapse and become null and void unless a final plat based thereon is submitted within one year from the date of such approval. The planning commission may grant an extension of time not to exceed 180 days upon good cause shown.

Sec. 90-1-3. - General requirements and minimum standards of design.

(a) *Streets.*

(1) *Conformity to the major street plan.* The location and width of all streets and roads shall conform to the official major street plan.

Meets requirements (40' to 50'). See below.

(2) *Relation to adjoining street systems.* The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.

Not applicable

(3) *Street widths.* The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:

a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.

b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.

c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.

Georgia Avenue and Chestnut Street are shown with 45'and 40' ROW, respectively which are existing streets <u>Requires a variance from Planning Commission. Community Services Director and City Engineer will provide recommendation.</u>

d. For dead-end streets (culs-de-sac), 50 feet. Culs-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.

(4) *Additional width on existing streets.* Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.

a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.

b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

Should the City require additional ROW, then 2.5' to 5' should be dedicated to the City.

(5) *Restriction of access.* When a tract fronts on an arterial street or highway, the planning commission may require those lots to be provided with frontage on an access street.

Meets requirements

(6) *Street grades.* Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent.

Streets not changed.

(7) *Horizontal curves.* Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets 60 feet or more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.

(8) *Vertical curves.* All changes in grade shall be connected by vertical curves of minimum length in feet equal to 15 times the algebraic difference in rates of grade for major streets and one-half this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one inch equals 100 feet horizontal, and one-inch equals 20 feet vertical, may be required by the planning commission.

(9) *Intersections.*

a. Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than 60 degrees.

b. Property line radii at street intersections shall not be less than 20 feet and where the angle of street intersection is less than 75 degrees, the planning commission may require a greater curb radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

(10) *Tangents.* A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector streets.

(11) *Street jogs.* Street jogs with centerline offsets of less than 125 feet shall be prohibited.

(12) *Dead-end streets.*

a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

(13) *Private streets and reserve strips.* There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the planning commission.

(14) *Street names.* Proposed streets in obvious alignment with others already existing and named shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, driveway, place or court.

(15) *Alleys.* Alleys shall be provided to the rear of lots used for business purposes, and shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the planning commission of the need for alleys.

(b) *Blocks.*

(1) *Length.* Blocks shall not be less than 400 feet or more than 1,200 feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over 800 feet in length, the planning commission may require one or more public cross walks of not less than ten feet in width to extend entirely across the block and at locations deemed necessary.

(2) *Width.* Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the planning commission will approve a single tier of lots of minimum depth.

Block Section Not Applicable

(c) *Lots.*

(1) *Arrangement.* Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall have frontage on a public street.

Meets requirements.

(2) *Minimum size.* The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Remnant lots, that is, parcels of land that would not comply with the minimum lot area or width following subdividing shall be prohibited. Such remnant parcels shall be added to adjacent lots rather than be platted as unusable parcels.

a. The size and widths of lots shall in no case be less than the minimum requirements of the zoning ordinance. No lot shall have a width greater than six times the lot depth at the building setback line without specific approval by the planning commission.

b. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.

Meets Requirements

(3) *Minimum depth.* The minimum depth of building setback lines from the right-of-way shall not be less than 30 feet and in the case of corner lots 15 feet from the side street right-of-way unless a lower standard is allowed by an existing zoning ordinance.

***Meets Requirements* – lower standard of 0/15 per RMU Zoning District.**

(4) *Corner lot dimension.* Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines outlined above.

Meets Requirements

(5) *Lots on a curved street or cul-de-sac.* All such lots shall comply with the minimum lot frontage at the building setback line. No lot shall have a lot width less than 35 feet at the street right-of-way.

Not Applicable

(6) *Lots in more than one municipality*. No new lot created subsequent to the effective date of this chapter shall be divided by a city boundary line.

Not Applicable

(7) *Double frontage lots.* No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.

Not Applicable

(d) *Public use and service areas.* Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas. Plats indicating dedication of park and playground areas to the city shall be approved conditionally subject to the written acceptance of the land by mayor and council.

(1) *Public open spaces.* Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.

(2) *Easements for utilities.* Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, along side lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.

(3) *Community assets.* In all subdivisions, due regard shall be shown for all natural features such as large trees, watercourses, historical resources and similar community assets which, if preserved, will add attractiveness and value to the property.

Not Applicable

(e) *Suitability of the land.*

(1) The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been

determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.

(2) Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses as may increase danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for those uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

(f) *Large tracts or parcels.* When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.

Meets Requirements

(g) *Group housing developments.* A comprehensive group housing development, including single-family attached developments and the large-scale construction of housing units together with necessary drives and ways of access, may be approved by the planning commission although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

Meets Requirements

(h) *Variances.* Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

Maintenance of existing 40' and 45' rights of way would require variance from Planning Commission.

(i) *Zoning or other regulations.*

(1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.

(2) Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

Not Applicable

FINDINGS

The preliminary combination plat should be revised to:

- Show the exterior boundary lines as solid and the interior (to be removed) boundary lines as dashed so as to avoid confusion.
- Correct the zoning information on the plat. For example, 45' is the limit for attached single family dwellings (this proposed use), however, building height maximums range depending upon proposed use.

The applicant should address any outstanding issues raised in the Engineer's report, including utility locations, grades, etc.

The Community Services Director and City Engineer will provide a recommendation regarding the additional 2.5’ to 5’ right of way from Chestnut Street, Union Avenue, and Georgia Avenue.

Once the necessary revisions are made, the preliminary plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Location map

Keck+Wood
COLLABORATION BY DESIGN

November 12, 2021

Ms. Adrienne Senter
Planning & Development Coordinator
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: Hapeville Townhomes Pod C
647-651 Chestnut Street, 3602 S. Fulton Avenue
Final Plat Review No. 1
K&W Ref. No. 211052.40

Dear Ms. Senter:

As requested, I have reviewed the Final Plat of the Hapeville Townhomes Pod C for compliance with the City's Final Plat requirements of the City of Hapeville. The submittal was received electronically on October 28, 2021, and consists of a property subdivision to the overall 2.076 acre parcel within an RMU Zoning District. The Final Plat was prepared by Atwell, under the Surveying seal of John Mark Dunlap. My comments are as follows:

1. It does not appear that monuments (concrete monuments three inches in diameter or square, 18 inches long, with a flat top) per Section 90-1-4.(a)(1)a. of the Code of Hapeville have been placed at all points where the street line intersects the exterior boundaries of the property and at angle points along each street.
2. Chestnut Street and South Fulton Avenue are shown with a 40 feet right of way on the plat which does not comply with the minimum 50 feet width required by Section 90-1-3.(3). The additional width of 5 feet to provide the required right of way on one side of the street should be shown per Section 90-1-3.(4).
3. Georgia Avenue is shown with a 45 feet right of way on the plat which does not comply with the minimum 50 feet width required by Section 90-1-3.(3). The additional width of 2.5 feet to provide the required right of way on one side of the street should be shown per Section 90-1-3.(4).
4. The Subdivision Plat submitted did not include a certification by the landowner acknowledging that the City assumes no responsibility for overflow or erosion per Section 90-1-2(f)(4)(i.) of the Code of Ordinances.
5. All Final Plat Statements and Certifications should be signed and dated. And all seals should include the signature of the professional.
6. The zoning of adjacent properties should be shown on the plat.
7. It is not clear why the Vicinity Map has no mention or location of Chestnut Street and South Fulton Avenue on the map. Such streets should be shown on the map to better identify the location of the property.
8. The locations of existing water mains, valves, fire hydrants, water main sizes should be shown on the plat per Section 90-1-4.
9. The locations and sizes of existing sanitary sewer lines should be shown on the plat per Section 90-1-4.
10. The locations and sizes of existing sidewalks along the property frontage should be shown on the plat per Section 90-1-4.

I have retained one copy of the plat provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Very truly yours,

KECK & WOOD, INC.

Michael J. Moffitt, P.E.

POD "D" 21-PC-11-60

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

Name of Applicant ATWELL, LLC - THALONIUS "THEO" STONE

Mailing Address 1255 LAKES PARKWAY, BUILDING 100, SUITE 120 LAWRENCEVILLE, GA 30043

Telephone 770-767-6841 Mobile [redacted]

Email TSTONE@ATWELL-GROUP.COM

Property Owner (s) CML HAPEVILLE

Mailing Address 3715 NORTHSIDE PARKWAY NW BUILDING 400-100

Telephone 404-846-4010 Mobile _____

Address/Location of Property:

3608 GEORGIA AVE., 3614 GEORGIA AVE., 3618 GEORGIA AVE., 3622 GEORGIA AVE., 3637 UNION AVE., 3627 UNION AVE., 3619 UNION AVE.

Present Zoning Classification: RMU

Present Land Use: SINGLE FAMILY LOT(S) / VACANT

Parcel ID #: 14 009700080114, 14 009700080106, 14 009700080098, 14 009700080080, 14 009700080049, 14 009700080031, 14 009700080023

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I hereby affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to fully comply with all City of Hapeville Codes and Ordinances. I hereby acknowledge that all requirements of the City of Hapeville shall be met. I am able to read and write in English or this document has been read and explained to me and I have fully and voluntarily completed this application. I also understand that false statements or writings made to the City of Hapeville, Georgia are deemed a felony pursuant to O.C.G.A. 16-10-20 and I/we may be prosecuted for a violation thereof.

Applicant's signature

Date: 10/11/2021

Sworn to and subscribed before me

This 11 **day of** October, **20** 21.

Notary Public

CAROLYN A DAVIS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires 03-11-2023

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CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

WRITTEN SUMMARY

Provide a detailed summary of the proposed project in the space provided below:

PROPOSED PROJECT IS FOR THE CONSTRUCTION OF 23 TOWNHOME UNITS ON A VACANT 1.269 ACRE PARCEL.

D

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

3608 GEORGIA AVE., 3614 GEORGIA AVE., 3618 GEORGIA AVE., 3622 GEORGIA AVE., 3637 UNION AVE., 3627 UNION AVE., 3619 UNION AVE.

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant:
ATWELL, LLC - THALONIUS "THEO" STONE

Address of Applicant:
1255 LAKES PARKWAY BUILDING 100, SUITE 120 LAWRENCEVILLE, GA 30043

Telephone of Applicant:
770-767-6841

Signature of Owner

Robert Paul Francis

Print Name of Owner

Manager of CML Hapeville LLC

Personally Appeared Before Me this 8 day of October, 2021.

Deborah M. Carozza

Notary Public

DEBORAH M CAROZZA NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES 10/18/2024

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A Preliminary Plat is a document used to determine the practical ability to subdivide a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. Submittal of the plat does not guarantee the approval of a Final Plat, a legal document, once recorded with the County, finalizes the subdivision of the land. To be considered, a Preliminary Plat must contain the following information:

TS The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.

TS Date, approximate north point and graphic scale.

TS The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.

TS Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.

TS The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

TS Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.

TS The acreage of the land to be subdivided.

TS Location sketch map or city map showing relationship of subdivision site to area.

Please initial each item on the list above certifying that all required information has been included on the preliminary plat. Sign and submit this form with your Preliminary Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____ Date 10/11/2021

Final Plat Checklist

A Final Plat is a legal document, once approved and signed by the Hapeville Planning Commission, can be recorded with Fulton County Superior Court. Only a final plat legally subdivides a parcel. Filing with the County will establish the new deed for the property and assign tax parcel identification information. To be considered, a Final Plat must contain the following information:

TS The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.

TS Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets an curved property lines that are not the boundary of curved streets.

TS All dimensions to the nearest 100th of a foot and angles to the nearest minutes.

TS Location and description of monuments.

TS The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.

TS Date, title, name and location of subdivision, graphic scale and true north point.

Please initial each item on the list above certifying that all required information has been included on the plat. Sign and submit this form with your Final Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Supplemental Documents for Final Plat:

- Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way and any sites for public use.
- Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- Certification by the City Engineer that the subdivider has complied with one of the following alternatives:
  1. All improvements have been installed in accord with the requirements of the regulations; or
  2. A security bond has been posted in sufficient amount to ensure the completion of all required improvements.
- Certification of approval to be signed by the secretary of the Planning Commission following the approval of the final plat.

Once a Final Plat has been approved and signed by the Chair of the Hapeville Planning Commission, the applicant may pick up copies of the plat for filing with Fulton County Superior Court at 136 Pryor Street, Atlanta, GA 30303. Once filed and stamped by the recorder's office, a copy should be returned to the Hapeville Department of Economic Development to be held on file.

Applicant Signature: _____ Date 10/11/2021

POD D

All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 97 of the 14th District of Fulton County, Georgia, containing 55283 square feet (1.269 acres), more or less, and being more particularly described as follows:

Commencing at the intersection of the northern right-of-way of Chestnut Street and the southeastern right-of-way of Georgia Avenue; thence North 37 degrees 36 minutes 32 seconds East, 210.47 along the right-of-way of Georgia Avenue to the TRUE POINT OF BEGINNING; thence continuing along said right-of-way North 37 degrees 16 minutes 23 seconds East, 175.03 feet to an iron pin; thence leaving said right-of-way South 53 degrees 58 minutes 38 seconds East, 235.28 feet to a 1" rod on the western right-of-way of Union Avenue; thence along said right-of-way South 37 degrees 16 minutes 09 seconds West, 135.04 feet to an iron pin; thence 51.77 feet along an arc of a curve to the left, said curve having a radius of 87.26 feet, a chord bearing of South 20 degrees 16 minutes 20 seconds West, and a chord distance of 51.02 feet to a point; thence 3.90 feet along an arc of a curve to the left, said curve having a radius of 87.26 feet, a chord bearing of South 01 degrees 59 minutes 37 seconds West, and a chord distance of 3.90 feet to a point; thence South 00 degrees 42 minutes 45 seconds West, 81.10 feet to a point; thence leaving the right-of-way of Union Avenue South 66 degrees 20 minutes 23 seconds West, 151.86 feet to an iron pin on the northern right-of-way of Chestnut Street; thence along said right-of-way North 54 degrees 10 minutes 12 seconds West, 20.16 feet to a point; thence leaving said right-of-way North 35 degrees 36 minutes 57 seconds East, 202.37 feet to a point; thence North 51 degrees 53 minutes 21 seconds West, 58.81 feet to a point; thence North 51 degrees 53 minutes 21 seconds West, 142.14 feet to the TRUE POINT OF BEGINNING.

Said property being a combination of Fulton County Georgia Parcels 14 0097000 80114, 14 0097000 80109, 14 0097000 80023, 14 0097000 80098, 14 0097000 80031, and 14 0097000 80049, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3142.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

DATUMS

Horizontal: Grid North, NAD83, Georgia State Planes, West Zone (North American Datum of 1983) (2011)
US Survey Foot, Fulton County, Georgia
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12 (Conus)

RECOMBINATION PLAT FOR:

HAPEVILLE TOWN HOMES POD D

55283 S.F. (1.269 ACRES) OF LAND
COLLEGE STREET, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

OWNER'S ACKNOWLEDGEMENT AND DEDICATION:
(STATE OF GEORGIA) (FULTON COUNTY)
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER DATE SIGNED

PRINTED OR TYPED NAME OF SUBDIVIDER

SIGNATURE OF OWNER DATE SIGNED

PRINTED OR TYPED NAME OF OWNER

FINAL PLAT APPROVAL:
THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY AND COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

CITY CLERK - ON BEHALF OF MAYOR AND COUNCIL DATE

CHARIMAN, PLANNING COMMISSION DATE

CITY ENGINEER DATE

SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY,
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANES COORDINATES (NAD83), WEST ZONE, US FOOT. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON AUGUST 25, 2021 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
4. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. EQUIPMENT USED FOR MEASUREMENT:
   ANGULAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   LINEAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   GPS: TRIMBLE R10 GPS RECIEVER
7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

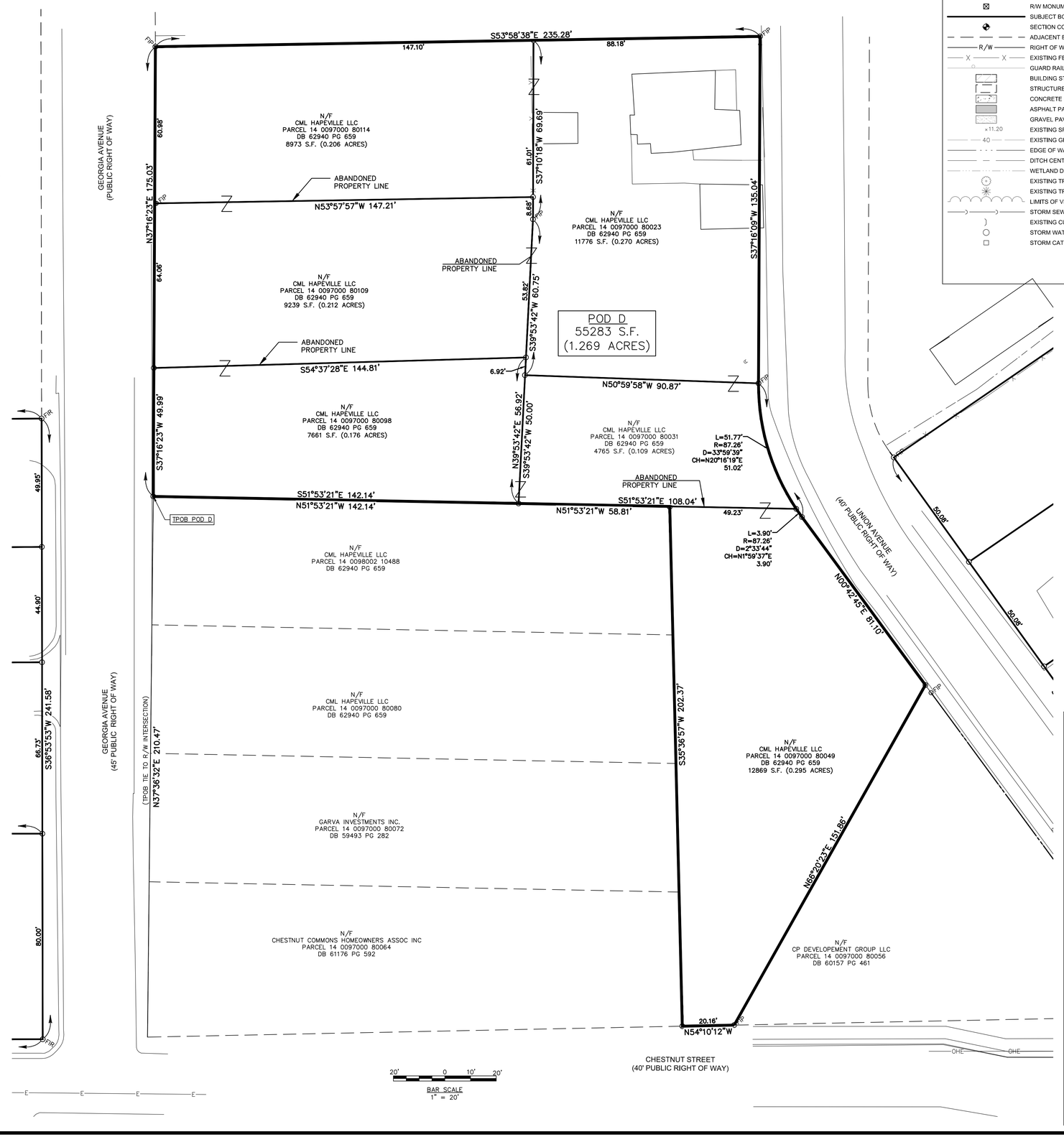
FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR FULTON COUNTY, GEORGIA (COMMUNITY PANEL NUMBER 13121C0369F, EFFECTIVE DATE SEPTEMBER 18, 2013), NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

ZONING

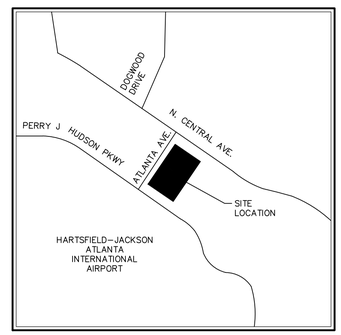
JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS
FRONT 0' MIN/15'MAX
SIDE 0'
REAR 0'
MAX BUILDING HEIGHT 3-STORIES / 45'

GRID NORTH
GEORGIA WEST ZONE
(NAD 1983)



LEGEND

O FIR	FOUND IRON ROD		MAILBOX
O FIP	FOUND IRON PIPE		BOLLARD
	R/W MONUMENT		SIGN
	SUBJECT BOUNDARY LINE		GROUND LIGHTING
	SECTION CORNER		LIGHT POLE
	ADJACENT BOUNDARY LINE	O U.P.	UTILITY POLE
R/W	RIGHT OF WAY LINE		GUY ANCHOR WITH WIRE
X X	EXISTING FENCE	OHE OHE	ELECTRIC OVERHEAD
	GUARD RAIL	T	TELEPHONE PEDESTAL
	BUILDING STRUCTURE	T T	UNDERGROUND TELECOM
	STRUCTURE OVERHANG		FIBER OPTIC MARKER
	CONCRETE PAVEMENT		HANDHOLE
	ASPHALT PAVEMENT	E	ELECTRIC METER
	GRAVEL PAVEMENT	E	ELECTRIC RISER
×11.20	EXISTING SPOT ELEVATION		AIR CONDITIONING UNIT
40	EXISTING GROUND CONTOUR		ELECTRIC TRANSFORMER
	EDGE OF WATER	E E	UNDERGROUND ELECTRIC
	DITCH CENTER LINE		GAS METER
	WETLAND DELINIATION		GAS VALVE
	EXISTING TREE-DECIDUOUS	G G	UNDERGROUND GAS
	EXISTING TREE-CONIFEROUS		GAS WARNING POST
	LIMITS OF VEGETATION		WATER METER
	STORM SEWER		WATER VALVE
	EXISTING CUVLERT		FIRE HYDRANT
	STORM WATER MANHOLE	W	UNDERGROUND WATER
	STORM CATCH BASIN	C.O.	SANITARY CLEAN OUT
			SANITARY SEWER MANHOLE
			SANITARY SEWER



VICINITY MAP

SURVEYOR'S CERTIFICATIONS

PER HB 76:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A., SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

PER CITY OF HAPEVILLE

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GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

10/12/21
By: JOHN MARK DUNLAP, LS DATE
GEORGIA REGISTERED LAND SURVEYOR #3142
DATE OF EXPIRATION 12/31/21

811 Know what's below. Call before you dig.

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NOTICE:
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1255 LAKES PARKWAY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200

LOCATED IN
LAND LOTS: 95, 96, 97, 98
14TH DISTRICT
FULTON COUNTY, GEORGIA

CLIENT
D.R. HORTON

RECOMBINATION PLAT OF
HAPEVILLE TOWN HOMES
POD-D

DATE
10/12/2021

REVISIONS

DWG.	SH / CH. MD
P.M.	T. STONE
CODE	AS
JOB	21002729
SHEET NO.	1 OF 1

FILE NAME: K:\21002729-Hapeville, GA Townhouses\DWG\Survey\21002729AS-01 Hapeville Town Homes.dwg LAST SAVED BY: mbunlap 10/12/2021 11:03 AM PLOTTED BY: Mark Dunlap 10/12/2021 PAPER: PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: BASE-STANDARD.CTB

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

DATUMS

Horizontal: Grid North, NAD83, Georgia State Planes, West Zone (North American Datum of 1983) (2011) US Survey Foot, Fulton County, Georgia
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12 (Conus)

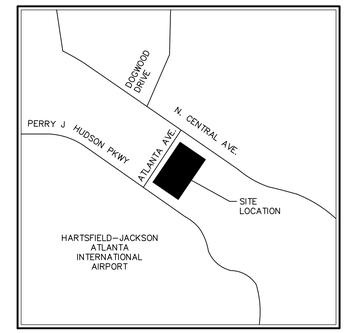
RETRACEMENT SURVEY FOR:

HAPEVILLE TOWN HOMES POD D

55283 S.F. (1.269 ACRES) OF LAND
COLLEGE STREET, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

LEGEND

O FIR	FOUND IRON ROD		MAILBOX
O FIP	FOUND IRON PIPE		BOLLARD
⊠	R/W MONUMENT		SIGN
	SUBJECT BOUNDARY LINE		GROUND LIGHTING
	SECTION CORNER		LIGHT POLE
	ADJACENT BOUNDARY LINE	O U.P.	UTILITY POLE
R/W	RIGHT OF WAY LINE		GUY ANCHOR WITH WIRE
X X	EXISTING FENCE	OHE OHE	ELECTRIC OVERHEAD
	GUARD RAIL	T	TELEPHONE PEDESTAL
	BUILDING STRUCTURE	T T	UNDERGROUND TELECOM
	STRUCTURE OVERHANG		FIBER OPTIC MARKER
	CONCRETE PAVEMENT		HANDHOLE
	ASPHALT PAVEMENT	E	ELECTRIC METER
	GRAVEL PAVEMENT	E	ELECTRIC RISER
×11.20	EXISTING SPOT ELEVATION		AIR CONDITIONING UNIT
40	EXISTING GROUND CONTOUR		ELECTRIC TRANSFORMER
	EDGE OF WATER	E E	UNDERGROUND ELECTRIC
	DITCH CENTER LINE		GAS METER
	WETLAND DELINIATION		GAS VALVE
	EXISTING TREE-DECIDUOUS	G G	UNDERGROUND GAS
	EXISTING TREE-CONIFEROUS		GAS WARNING POST
	LIMITS OF VEGETATION	W	WATER METER
	STORM SEWER		WATER VALVE
	EXISTING CUVLERT		FIRE HYDRANT
	STORM WATER MANHOLE	W	UNDERGROUND WATER
	STORM CATCH BASIN	∘C.O.	SANITARY CLEAN OUT
			SANITARY SEWER MANHOLE
			SANITARY SEWER



VICINITY MAP

SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY,
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANES COORDINATES (NAD83), WEST ZONE, US FOOT. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON AUGUST 25, 2021 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
4. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. EQUIPMENT USED FOR MEASUREMENT:
   ANGULAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   LINEAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   GPS: TRIMBLE R10 GPS RECIEVER
7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR FULTON COUNTY, GEORGIA (COMMUNITY PANEL NUMBER 13121C0369F, EFFECTIVE DATE SEPTEMBER 18, 2013), NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

ZONING

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS
FRONT 0' MIN/15'MAX
SIDE 0'
REAR 0'
MAX BUILDING HEIGHT 3-STORIES / 45'

SURVEYOR'S CERTIFICATIONS

PER HB 76:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

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GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

10/12/21
By: JOHN MARK DUNLAP, LS DATE
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DATE OF EXPIRATION 12/31/21

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LOCATED IN
LAND LOTS: 95, 96, 97, 98
14TH DISTRICT
FULTON COUNTY, GEORGIA

CLIENT: D.R. HORTON

RETRACEMENT SURVEY FOR:
HAPEVILLE TOWN HOMES
POD-D

DATE 10/12/2021

REVISIONS

DWG.	SH / CH. MD
P.M.	T. STONE
CODE	AS
JOB	21002729
SHEET NO.	1 OF 1

FILE NAME: K:\21002729-Hapeville, GA Townhouses\DWG\Survey\21002729AS-01 Hapeville Town Homes.dwg LAST SAVED BY: mbunlap 10/12/2021 11:03 AM PLOTTED BY: Mark Dunlap 10/12/2021 11:03 AM PLOTTER: PDF.pc3 PLOT STYLE: BASE-STANDARD.ctb

POD D

All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 97 of the 14th District of Fulton County, Georgia, containing 55283 square feet (1.269 acres), more or less, and being more particularly described as follows:

Commencing at the intersection of the northern right-of-way of Chestnut Street and the southeastern right-of-way of Georgia Avenue; thence North 37 degrees 36 minutes 32 seconds East, 210.47 along the right-of-way of Georgia Avenue to the TRUE POINT OF BEGINNING; thence continuing along said right-of-way North 37 degrees 16 minutes 23 seconds East, 175.03 feet to an iron pin; thence leaving said right-of-way South 53 degrees 58 minutes 38 seconds East, 235.28 feet to a 1" rod on the western right-of-way of Union Avenue; thence along said right-of-way South 37 degrees 16 minutes 09 seconds West, 135.04 feet to an iron pin; thence 51.77 feet along an arc of a curve to the left, said curve having a radius of 87.26 feet, a chord bearing of South 20 degrees 16 minutes 20 seconds West, and a chord distance of 51.02 feet to a point; thence 3.90 feet along an arc of a curve to the left, said curve having a radius of 87.26 feet, a chord bearing of South 01 degrees 59 minutes 37 seconds West, and a chord distance of 3.90 feet to a point; thence South 00 degrees 42 minutes 45 seconds West, 81.10 feet to a point; thence leaving the right-of-way of Union Avenue South 66 degrees 20 minutes 23 seconds West, 151.86 feet to an iron pin on the northern right-of-way of Chestnut Street; thence along said right-of-way North 54 degrees 10 minutes 12 seconds West, 20.16 feet to a point; thence leaving said right-of-way North 35 degrees 36 minutes 57 seconds East, 202.37 feet to a point; thence North 51 degrees 53 minutes 21 seconds West, 58.81 feet to a point; thence North 51 degrees 53 minutes 21 seconds West, 142.14 feet to the TRUE POINT OF BEGINNING.

Said property being a combination of Fulton County Georgia Parcels 14 0097000 80114, 14 0097000 80109, 14 0097000 80023, 14 0097000 80098, 14 0097000 80031, and 14 0097000 80049, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3142.

DATE: October 31, 2021
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Preliminary Plat Request for Asbury Park Pod D

BACKGROUND
The City of Hapeville has received a Preliminary Plat application from Theo Stone with Atwell, LLC to combine 6 parcels into one 1.268 acre parcel west of Georgia Avenue, east of Union Avenue, and north of Chestnut Street.

The parcels are:

Address	Parcel Number	Acres
3608 Georgia Ave	14 0097000 80114	.206
3614 Georgia Ave	14 0097000 80109	.212
Georgia Ave	14 0097000 80098	.176
3619 Union Ave	14 0097000 80023	.270
3627 Union Ave	14 0097000 80031	.109
3637 Union Ave	14 0097000 80049	.295
Total		1.268

The preliminary plat should show the internal lines as dashed versus solid.

The parcels are zoned RMU, Residential Mixed Use.

Preliminary Plat

(1) A minimum of five days prior to the meeting at which the *preliminary* plat is to be considered, the subdivider shall submit two copies of the *preliminary* plat of the proposed subdivision drawn to a scale of not less than one inch equals 100 feet to the planning commission. *Scale is 1":40'*

(2) The *preliminary* plat shall meet the minimum standards of design and the general requirements for the construction of public improvements as set forth in section 90-1-3 and shall contain the following information insofar as possible:

a. The proposed subdivision name and location, name and address of the owner or owners, and name of the author of the plat who shall be a state-registered engineer or land surveyor.

An address has not been provided for the owner.
An address has not been provided for the new tract.
The preliminary plat should show the internal lines as dashed versus solid.

b. Date, approximate north point and graphic scale.

Meets Requirements

c. The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements; the present zoning classification of the land to be subdivided and the adjoining land; and the names of adjoining property owners or subdivisions.

Meets requirement for property lines, streets, however utilities not shown. See Engineer report

d. Plans of proposed underground utility layouts (including sewers, water mains and electrical service) showing feasible connections to the existing or any proposed utility systems.

Not shown.

e. The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

Utilities not shown.

f. Contours at vertical intervals of not more than five feet.

Not provided.

g. The acreage of the land to be subdivided and acreage of any lots to be created.

Meets Requirements

h. Location map showing the relationship of subdivision to area.

Vague but provided.

(3) Within 30 days after submission of the *preliminary* plat, the planning commission will review the plat and indicate its approval, denial or approval subject to modifications as a basis for preparation of the final plat. If a plat is denied, reasons for the denial will be indicated in writing. If approved subject to modifications, the nature of the required modifications will also be indicated in writing.

(4) Approval of the *preliminary* plat by the planning commission will not constitute acceptance of the final plat and will not be indicated on the *preliminary* plat.

(5) Failure of planning commission to act on the *preliminary* plat within 30 days of the meeting at which the *preliminary* plat was first considered will be deemed approval of this plat.

(6) One copy of the *preliminary* plat shall be retained by the planning commission secretary. The second copy will be returned to the subdivider with any notations at the time of approval or denial and the specific modifications, if any, required.

(7) Approval of the *preliminary* plat shall lapse and become null and void unless a final plat based thereon is submitted within one year from the date of such approval. The planning commission may grant an extension of time not to exceed 180 days upon good cause shown.

Sec. 90-1-3. - General requirements and minimum standards of design.

(a) *Streets.*

(1) *Conformity to the major street plan.* The location and width of all streets and roads shall conform to the official major street plan.

Meets requirements (40' to 50'). See below.

(2) *Relation to adjoining street systems.* The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.

Not applicable

(3) *Street widths.* The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:

a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.

b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.

c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.

Georgia Avenue and Chestnut Street are shown with 45'and 40' ROW, respectively which are existing streets <u>Requires a variance from Planning Commission. Community Services Director and City Engineer will provide recommendation.</u>

d. For dead-end streets (culs-de-sac), 50 feet. Culs-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.

(4) *Additional width on existing streets.* Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.

a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.

b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

Should the City require additional ROW, then 2.5' to 5' should be dedicated to the City.

(5) *Restriction of access.* When a tract fronts on an arterial street or highway, the planning commission may require those lots to be provided with frontage on an access street.

Meets requirements

(6) *Street grades.* Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent.

Streets not changed.

(7) *Horizontal curves.* Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets 60 feet or more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.

(8) *Vertical curves.* All changes in grade shall be connected by vertical curves of minimum length in feet equal to 15 times the algebraic difference in rates of grade for major streets and one-half this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one inch equals 100 feet horizontal, and one-inch equals 20 feet vertical, may be required by the planning commission.

(9) *Intersections.*

a. Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than 60 degrees.

b. Property line radii at street intersections shall not be less than 20 feet and where the angle of street intersection is less than 75 degrees, the planning commission may require a greater curb radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

(10) *Tangents.* A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector streets.

(11) *Street jogs.* Street jogs with centerline offsets of less than 125 feet shall be prohibited.

(12) *Dead-end streets.*

a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

(13) *Private streets and reserve strips.* There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the planning commission.

(14) *Street names.* Proposed streets in obvious alignment with others already existing and named shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, driveway, place or court.

(15) *Alleys.* Alleys shall be provided to the rear of lots used for business purposes, and shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the planning commission of the need for alleys.

(b) *Blocks.*

(1) *Length.* Blocks shall not be less than 400 feet or more than 1,200 feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over 800 feet in length, the planning commission may require one or more public cross walks of not less than ten feet in width to extend entirely across the block and at locations deemed necessary.

(2) *Width.* Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the planning commission will approve a single tier of lots of minimum depth.

Block Section Not Applicable

(c) *Lots.*

(1) *Arrangement.* Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall have frontage on a public street.

Meets requirements.

(2) *Minimum size.* The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Remnant lots, that is, parcels of land that would not comply with the minimum lot area or width following subdividing shall be prohibited. Such remnant parcels shall be added to adjacent lots rather than be platted as unusable parcels.

a. The size and widths of lots shall in no case be less than the minimum requirements of the zoning ordinance. No lot shall have a width greater than six times the lot depth at the building setback line without specific approval by the planning commission.

b. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.

Meets Requirements

(3) *Minimum depth.* The minimum depth of building setback lines from the right-of-way shall not be less than 30 feet and in the case of corner lots 15 feet from the side street right-of-way unless a lower standard is allowed by an existing zoning ordinance.

***Meets Requirements* – lower standard of 0/15 per RMU Zoning District.**

(4) *Corner lot dimension.* Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines outlined above.

Meets Requirements

(5) *Lots on a curved street or cul-de-sac.* All such lots shall comply with the minimum lot frontage at the building setback line. No lot shall have a lot width less than 35 feet at the street right-of-way.

Not Applicable

(6) *Lots in more than one municipality*. No new lot created subsequent to the effective date of this chapter shall be divided by a city boundary line.

Not Applicable

(7) *Double frontage lots.* No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.

Not Applicable

(d) *Public use and service areas.* Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas. Plats indicating dedication of park and playground areas to the city shall be approved conditionally subject to the written acceptance of the land by mayor and council.

(1) *Public open spaces.* Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.

(2) *Easements for utilities.* Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, along side lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.

(3) *Community assets.* In all subdivisions, due regard shall be shown for all natural features such as large trees, watercourses, historical resources and similar community assets which, if preserved, will add attractiveness and value to the property.

Not Applicable

(e) *Suitability of the land.*

(1) The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been

determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.

(2) Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses as may increase danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for those uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

(f) *Large tracts or parcels.* When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.

Meets Requirements

(g) *Group housing developments.* A comprehensive group housing development, including single-family attached developments and the large-scale construction of housing units together with necessary drives and ways of access, may be approved by the planning commission although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

Meets Requirements

(h) *Variances.* Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

Maintenance of existing 40' and 45' rights of way would require variance from Planning Commission.

(i) *Zoning or other regulations.*

(1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.

(2) Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

Not Applicable

FINDINGS

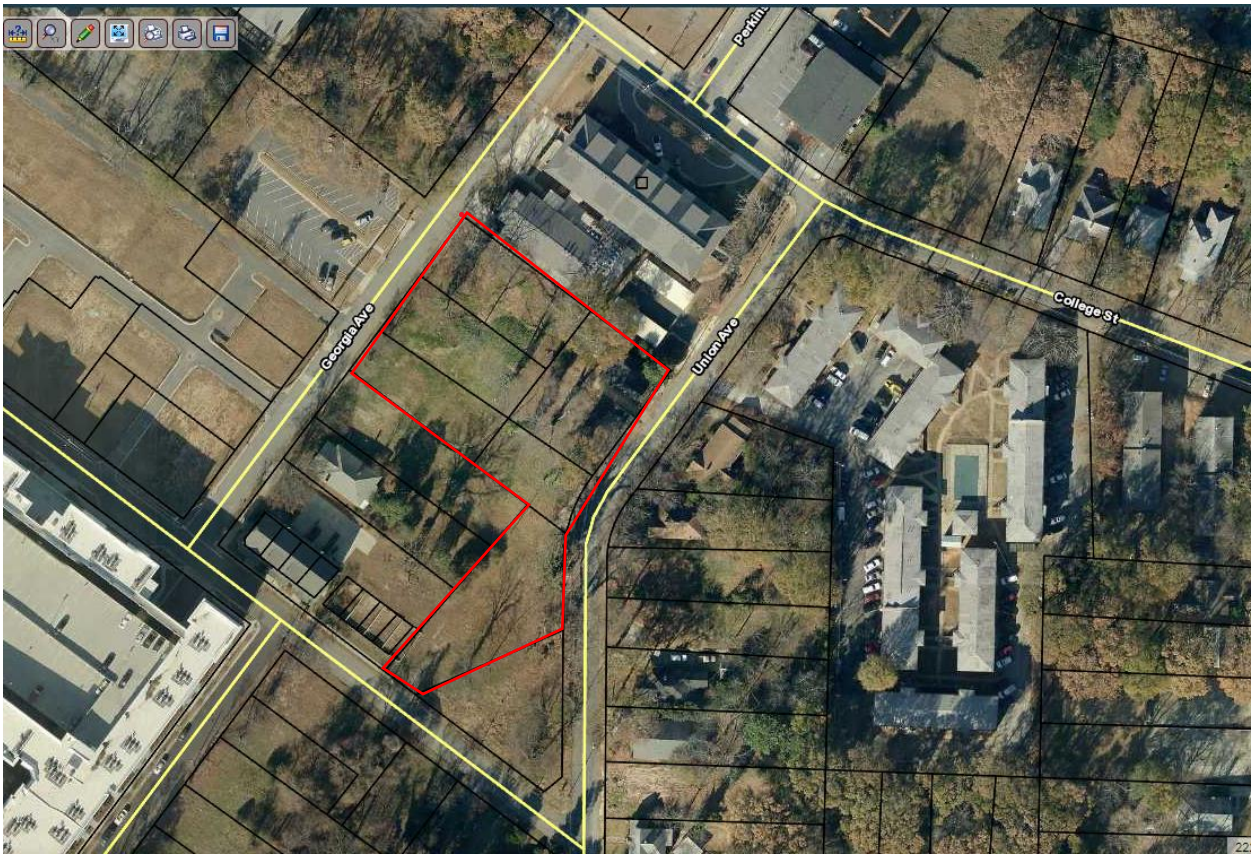
The preliminary combination plat should be revised to:

- Show the exterior boundary lines as solid and the interior (to be removed) boundary lines as dashed so as to avoid confusion.
- Correct the zoning information on the plat. For example, 45' is the limit for attached single family dwellings (this proposed use), however, building height maximums range depending upon proposed use.

The applicant should address any outstanding issues raised in the Engineer's report, including utility locations, grades, etc.

The Community Services Director and City Engineer will provide a recommendation regarding the additional 2.5’ to 5’ right of way from Chestnut Street, Union Avenue, and Georgia Avenue.

Once the necessary revisions are made, the preliminary plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.



Location map

POD "E" 21-PC-11-61

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

Name of Applicant ATWELL, LLC - THALONIUS "THEO" STONE

Mailing Address 1255 LAKES PARKWAY, BUILDING 100, SUITE 120 LAWRENCEVILLE, GA 30043

Telephone 770-767-6841 Mobile [redacted]

Email TSTONE@ATWELL-GROUP.COM

Property Owner (s) CML HAPEVILLE

Mailing Address 3715 NORTHSIDE PARKWAY NW BUILDING 400-100

Telephone 404-846-4010 Mobile _____

Address/Location of Property:

608 CHESTNUT ST., 3644 GEORGIA AVE., 3646 GEORGIA AVE., 3650 GEORGIA AVE., 3654 GEORGIA AVE., 3658 GEORGIA AVE., 3662 GEORGIA AVE.

Present Zoning Classification: RMU

Present Land Use: SINGLE FAMILY LOT(S) / VACANT

Parcel ID #: 14 009700080130, 14 009700080122, 14 009700080239, 14 009700080221, 14 009700080213, 14 009700080205, 14 009700080197

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I hereby affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to fully comply with all City of Hapeville Codes and Ordinances. I hereby acknowledge that all requirements of the City of Hapeville shall be met. I am able to read and write in English or this document has been read and explained to me and I have fully and voluntarily completed this application. I also understand that false statements or writings made to the City of Hapeville, Georgia are deemed a felony pursuant to O.C.G.A. 16-10-20 and I/we may be prosecuted for a violation thereof.

Applicant's signature

Date: 10/11/2021

Sworn to and subscribed before me

This 11 **day of** October, 20 21.

Notary Public

CAROLYN A DAVIS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires 03-11-2023

6

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

WRITTEN SUMMARY

Provide a detailed summary of the proposed project in the space provided below:

PROPOSED PROJECT IS FOR THE CONSTRUCTION OF 19 TOWNHOME UNITS ON A VACANT 1.36 ACRE PARCEL.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

E

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

608 CHESTNUT ST., 3644 GEORGIA AVE., 3646 GEORGIA AVE., 3650 GEORGIA AVE., 3654 GEORGIA AVE., 3658 GEORGIA AVE., 3662 GEORGIA AVE.

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant:
ATWELL, LLC - THALONIUS "THEO" STONE

Address of Applicant:
1255 LAKES PARKWAY BUILDING 100, SUITE 120 LAWRENCEVILLE, GA 30043

Telephone of Applicant:
770-767-6841

Signature of Owner

Robert Paul Pearson
Print Name of Owner

Manager of CML Hapeville LLC

Personally Appeared Before Me this 8 day of October, 2021.

Deborah M. Carozza
Notary Public

DEBORAH M CAROZZA
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES 10/18/2024

8

A Preliminary Plat is a document used to determine the practical ability to subdivide a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. Submittal of the plat does not guarantee the approval of a Final Plat, a legal document, once recorded with the County, finalizes the subdivision of the land. To be considered, a Preliminary Plat must contain the following information:

TS The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.

TS Date, approximate north point and graphic scale.

TS The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.

TS Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.

TS The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

TS Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.

TS The acreage of the land to be subdivided.

TS Location sketch map or city map showing relationship of subdivision site to area.

Please initial each item on the list above certifying that all required information has been included on the preliminary plat. Sign and submit this form with your Preliminary Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____ Date 10/11/2021

Final Plat Checklist

A Final Plat is a legal document, once approved and signed by the Hapeville Planning Commission, can be recorded with Fulton County Superior Court. Only a final plat legally subdivides a parcel. Filing with the County will establish the new deed for the property and assign tax parcel identification information. To be considered, a Final Plat must contain the following information:

TS The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.

TS Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets an curved property lines that are not the boundary of curved streets.

TS All dimensions to the nearest 100th of a foot and angles to the nearest minutes.

TS Location and description of monuments.

TS The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.

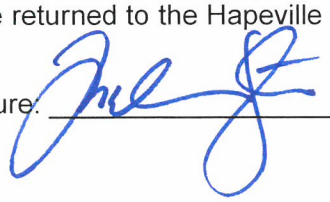
TS Date, title, name and location of subdivision, graphic scale and true north point.

Please initial each item on the list above certifying that all required information has been included on the plat. Sign and submit this form with your Final Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Supplemental Documents for Final Plat:

- Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way and any sites for public use.
- Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- Certification by the City Engineer that the subdivider has complied with one of the following alternatives:
  1. All improvements have been installed in accord with the requirements of the regulations; or
  2. A security bond has been posted in sufficient amount to ensure the completion of all required improvements.
- Certification of approval to be signed by the secretary of the Planning Commission following the approval of the final plat.

Once a Final Plat has been approved and signed by the Chair of the Hapeville Planning Commission, the applicant may pick up copies of the plat for filing with Fulton County Superior Court at 136 Pryor Street, Atlanta, GA 30303. Once filed and stamped by the recorder's office, a copy should be returned to the Hapeville Department of Economic Development to be held on file.

Applicant Signature:  Date 10/11/2021

POD E

All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 97 of the 14th District of Fulton County, Georgia, containing 59032 square feet (1.355 acres), more or less, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the southern right-of-way of Chestnut Street and the eastern right-of-way of Georgia Avenue, being the TRUE POINT OF BEGINNING; thence along the southern right-of-way of Chestnut Street South 53 degrees 04 minutes 20 seconds East, 139.05 feet to a capped rebar; thence South 52 degrees 59 minutes 28 seconds East, 60.18 feet to a capped rebar; thence leaving said right-of-way South 35 degrees 57 minutes 26 seconds West, 95.71 feet to a 1/2" crimp top pipe; thence South 37 degrees 04 minutes 16 seconds West, 199.63 feet to a point; thence North 53 degrees 10 minutes 17 seconds West, 200.02 feet to a 5/8" rebar on the eastern right-of-way of Georgia Avenue; thence along said right-of-way North 37 degrees 06 minutes 24 seconds East, 247.27 feet to a 5/8" rebar; thence continuing along said right-of-way North 35 degrees 36 minutes 44 seconds East, 48.50 feet to the TRUE POINT OF BEGINNING.

Said property being a combination of Fulton County Georgia Parcels 14 0097000 80122, 14 0097000 80239, 14 0097000 80130, 14 0097000 80221, 14 0097000 80213, 14 0097000 80205, and 14 0097000 80197, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3124.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

DATUMS

Horizontal: Grid North, NAD83, Georgia State Planes, West Zone
(North American Datum of 1983) (2011)
US Survey Foot, Fulton County, Georgia
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12 (Conus)

GRID NORTH
GEORGIA WEST ZONE
(NAD 1983)

20' 0 10' 20'
BAR SCALE
1" = 20'

RECOMBINATION PLAT FOR:
HAPEVILLE TOWN HOMES
POD E

59032 S.F. (1.355 ACRES) OF LAND
COLLEGE STREET, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

OWNER'S ACKNOWLEDGEMENT AND DEDICATION:
(STATE OF GEORGIA) (FULTON COUNTY)
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER DATE SIGNED

PRINTED OR TYPED NAME OF SUBDIVIDER

SIGNATURE OF OWNER DATE SIGNED

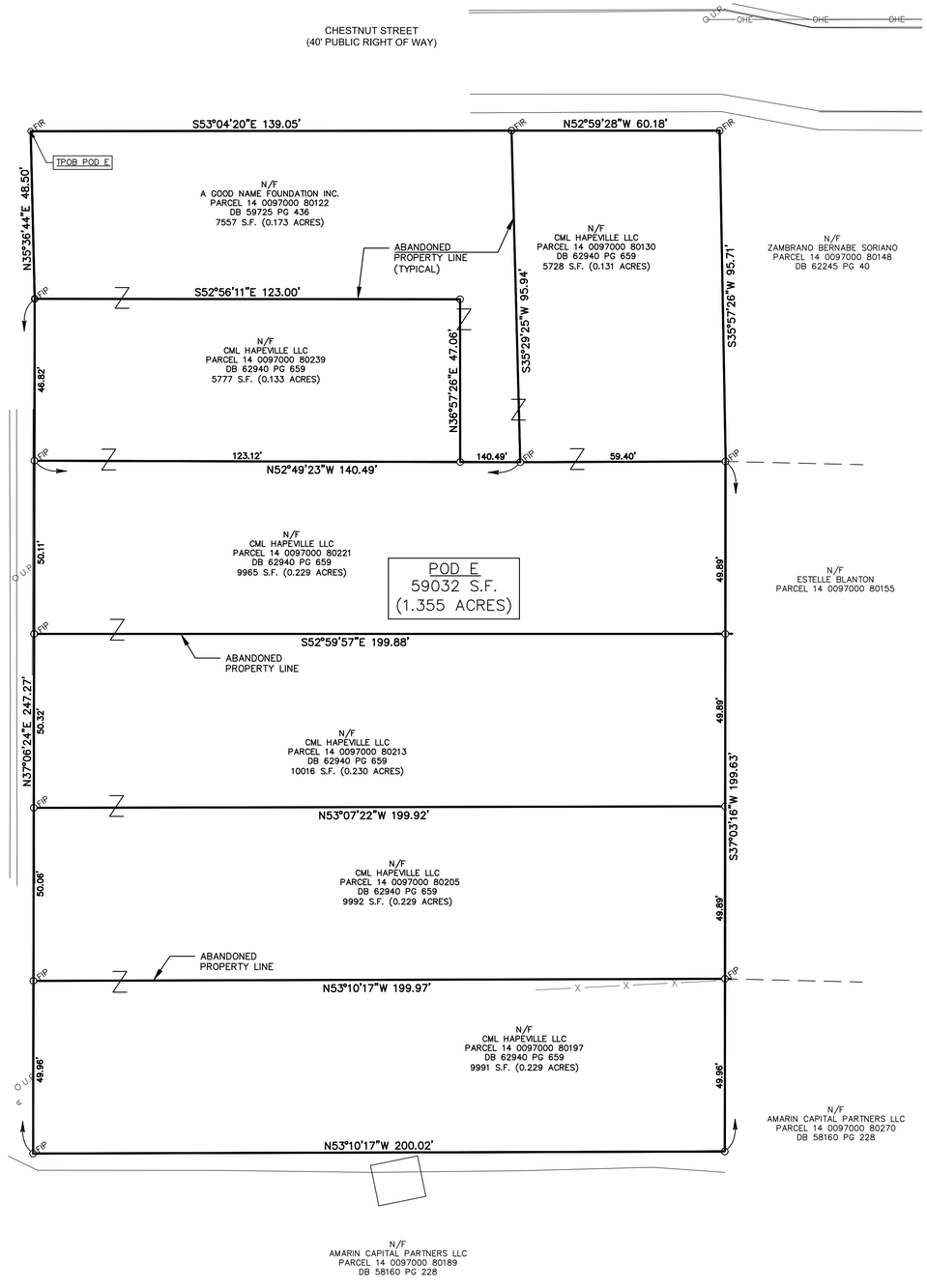
PRINTED OR TYPED NAME OF OWNER

FINAL PLAT APPROVAL:
THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY AND COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

CITY CLERK - ON BEHALF OF MAYOR AND COUNCIL DATE

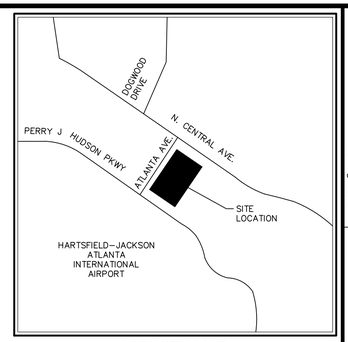
CHARIMAN, PLANNING COMMISSION DATE

CITY ENGINEER DATE



LEGEND

O FIR	FOUND IRON ROD		MAILBOX
O FIP	FOUND IRON PIPE		BOLLARD
⊠	R/W MONUMENT		SIGN
	SUBJECT BOUNDARY LINE		GROUND LIGHTING
	SECTION CORNER		LIGHT POLE
	ADJACENT BOUNDARY LINE	O U.P.	UTILITY POLE
R/W	RIGHT OF WAY LINE		GUY ANCHOR WITH WIRE
X X	EXISTING FENCE	OHE OHE	ELECTRIC OVERHEAD
	GUARD RAIL	T	TELEPHONE PEDESTAL
	BUILDING STRUCTURE	T T	UNDERGROUND TELECOM
	STRUCTURE OVERHANG		FIBER OPTIC MARKER
	CONCRETE PAVEMENT		HANDHOLE
	ASPHALT PAVEMENT		ELECTRIC METER
	GRAVEL PAVEMENT	E	ELECTRIC RISER
×11.20	EXISTING SPOT ELEVATION		AIR CONDITIONING UNIT
40	EXISTING GROUND CONTOUR		ELECTRIC TRANSFORMER
	EDGE OF WATER	E E	UNDERGROUND ELECTRIC
	DITCH CENTER LINE		GAS METER
	WETLAND DELINIATION		GAS VALVE
	EXISTING TREE-DECIDUOUS	G G	UNDERGROUND GAS
	EXISTING TREE-CONIFEROUS		GAS WARNING POST
	LIMITS OF VEGETATION		WATER METER
	STORM SEWER		WATER VALVE
	EXISTING CUVLERT		FIRE HYDRANT
	STORM WATER MANHOLE	W	UNDERGROUND WATER
	STORM CATCH BASIN	C.O.	SANITARY CLEAN OUT
			SANITARY SEWER MANHOLE
			SANITARY SEWER



VICINITY MAP

SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANES COORDINATES (NAD83), WEST ZONE, US FOOT, USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON AUGUST 25, 2021 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
4. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. EQUIPMENT USED FOR MEASUREMENT:
   ANGULAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   LINEAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   GPS: TRIMBLE R10 GPS RECIEVER
7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR FULTON COUNTY, GEORGIA (COMMUNITY PANEL NUMBER 13121C0368F, EFFECTIVE DATE SEPTEMBER 18, 2013), NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

ZONING

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS
FRONT 0' MIN/15'MAX
SIDE 0'
REAR 0'
MAX BUILDING HEIGHT 3-STORIES / 45'

SURVEYOR'S CERTIFICATIONS

PER HB 76:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A., SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

PER CITY OF HAPEVILLE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 26,025 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 104246 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 1.355 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HERE IN WAS A TRIMBLE SX8 ROBOTIC TOTAL STATION.

GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

10/12/21
By: JOHN MARK DUNLAP, LS DATE
GEORGIA REGISTERED LAND SURVEYOR #3142
DATE OF EXPIRATION 12/31/21

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PARKWAY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200

LOCATED IN
LAND LOTS: 95, 96, 97, 98
14TH DISTRICT
FULTON COUNTY, GEORGIA

CLIENT
D.R. HORTON

RECOMBINATION PLAT OF
HAPEVILLE TOWN HOMES
POD–E

DATE
10/12/2021

REVISIONS

DWG.	SH	CH.	MD
P.M.	T. STONE		
CODE	AS		
JOB	21002729		
SHEET NO.	1 OF 1		

FILE NAME: K:\21002729--Hapeville, GA Townhouses\UWP\Survey\21002729AS-01 Hapeville Town Homes.dwg LAST SAVED BY: mdunlap 10/12/2021 11:03 AM PLOTTED BY: Mark Dunlap 10/12/2021 PAPER: PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: BASE-STANDARD.CTB

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

DATUMS

Horizontal: Grid North, NAD83, Georgia State Planes, West Zone
(North American Datum of 1983) (2011)
US Survey Foot, Fulton County, Georgia
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12 (Conus)

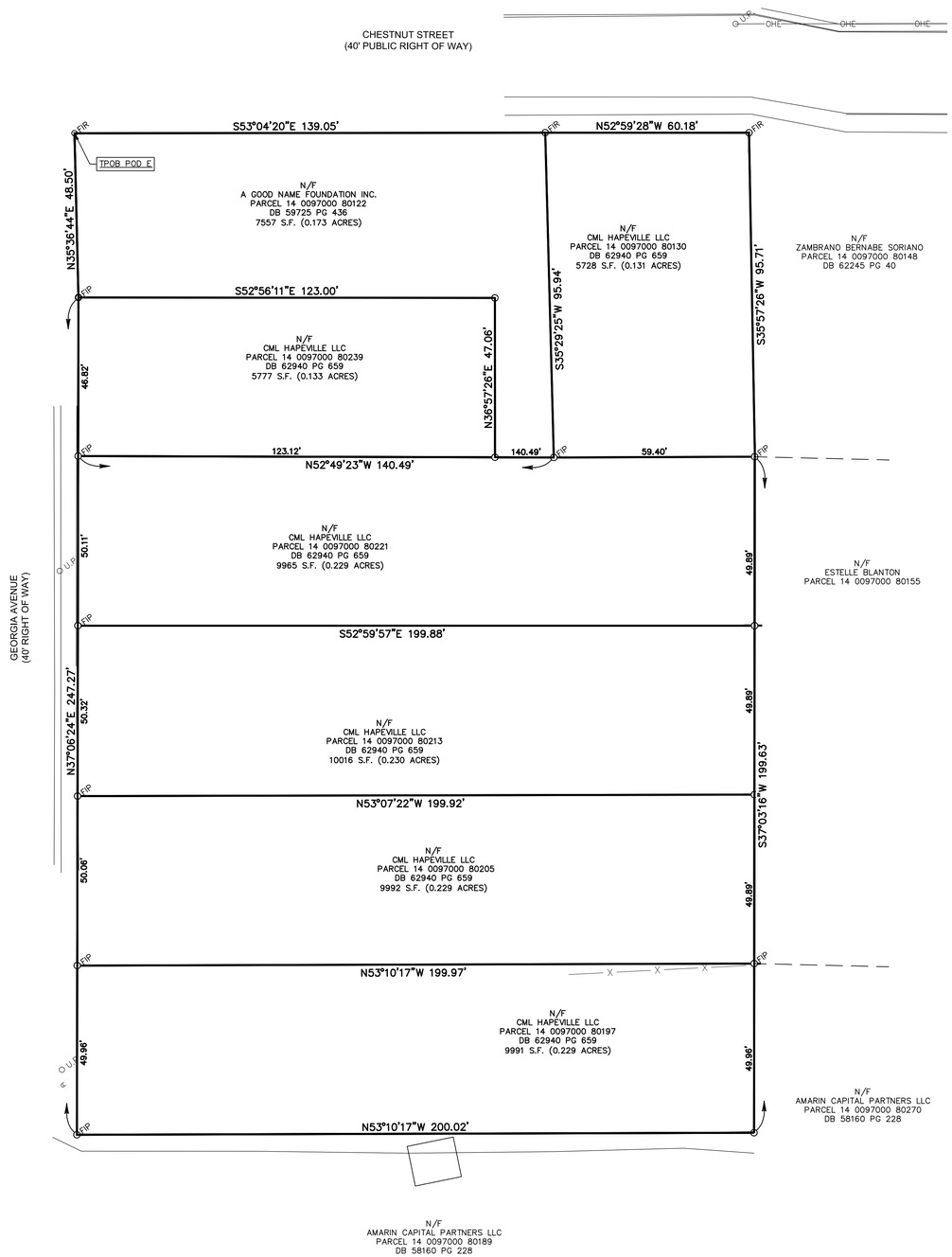
GRID NORTH
GEORGIA WEST ZONE
(NAD 1983)

20' 0 10' 20'
BAR SCALE
1" = 20'

RETRACEMENT SURVEY FOR:

HAPEVILLE TOWN HOMES
POD E

59032 S.F. (1.355 ACRES) OF LAND
COLLEGE STREET, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA



LEGEND

O FIR	FOUND IRON ROD		MAILBOX
O FIP	FOUND IRON PIPE	Ⓑ	BOLLARD
⊠	R/W MONUMENT	▫	SIGN
———	SUBJECT BOUNDARY LINE	✸	GROUND LIGHTING
◆	SECTION CORNER	☼	LIGHT POLE
— — — —	ADJACENT BOUNDARY LINE	O U.P.	UTILITY POLE
R/W	RIGHT OF WAY LINE	⟪	GUY ANCHOR WITH WIRE
X X	EXISTING FENCE	OHE OHE	ELECTRIC OVERHEAD
○	GUARD RAIL	□ T	TELEPHONE PEDESTAL
	BUILDING STRUCTURE	T T	UNDERGROUND TELECOM
	STRUCTURE OVERHANG	Ⓕ	FIBER OPTIC MARKER
	CONCRETE PAVEMENT	HH	HANDHOLE
	ASPHALT PAVEMENT	Ⓔ	ELECTRIC METER
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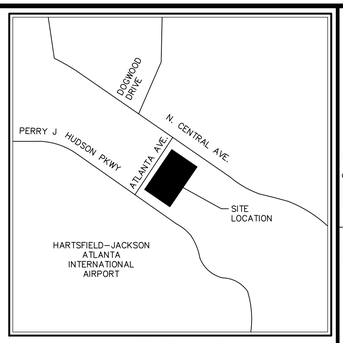
40	EXISTING GROUND CONTOUR	Ⓔ	ELECTRIC TRANSFORMER
	EDGE OF WATER	E E	UNDERGROUND ELECTRIC
	DITCH CENTER LINE	Ⓖ	GAS METER
	WETLAND DELINIATION	Ⓒ	GAS VALVE
	EXISTING TREE-DECIDUOUS	G G	UNDERGROUND GAS
	EXISTING TREE-CONIFEROUS	Ⓖ	GAS WARNING POST
	LIMITS OF VEGETATION	Ⓦ	WATER METER
	STORM SEWER	⊗	WATER VALVE
)	EXISTING CUVLERT	▷—	FIRE HYDRANT
○	STORM WATER MANHOLE	W	UNDERGROUND WATER
□	STORM CATCH BASIN	∘C.O.	SANITARY CLEAN OUT
		○	SANITARY SEWER MANHOLE
		▷ ▷	SANITARY SEWER



VICINITY MAP

811
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Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANES COORDINATES (NAD83), WEST ZONE, US FOOT, USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON AUGUST 25, 2021 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
4. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. EQUIPMENT USED FOR MEASUREMENT:
   ANGULAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   LINEAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   GPS: TRIMBLE R10 GPS RECIEVER
7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR FULTON COUNTY, GEORGIA (COMMUNITY PANEL NUMBER 13121C0368F, EFFECTIVE DATE SEPTEMBER 18, 2013), NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

ZONING

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS
FRONT 0' MIN/15'MAX
SIDE 0'
REAR 0'
MAX BUILDING HEIGHT 3-STORIES / 45'

SURVEYOR'S CERTIFICATIONS

PER HB 76:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

PER CITY OF HAPEVILLE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 26,025 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 104,246 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 1.355 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HERE IN WAS A TRIMBLE SX8 ROBOTIC TOTAL STATION.

GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

10/12/21
By: JOHN MARK DUNLAP, LS DATE
GEORGIA REGISTERED LAND SURVEYOR #3142
DATE OF EXPIRATION 12/31/21

ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PARKWAY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200

LOCATED IN
LAND LOTS: 95, 96, 97, 98
14TH DISTRICT
FULTON COUNTY, GEORGIA

CLIENT
D.R. HORTON

RETRACEMENT SURVEY FOR:
HAPEVILLE TOWN HOMES
POD–E

DATE
10/12/2021

REVISIONS

DWG.	SH CH. MD
P.M.	T. STONE
CODE	AS
JOB	21002729
SHEET NO.	1 OF 1

FILE NAME: R:\21002729-Hapeville, GA Townhomes\DWG\Survey\21002729AS-01 Hapeville Town Homes.dwg LAST SAVED BY: mdunlap 10/12/2021 11:20 AM PLOTTED BY: Mark Dunlap 10/12/2021 HARDWARE PROVIDED PAPER SIZE (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: BASE-STANDARD.CTB

POD E

All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 97 of the 14th District of Fulton County, Georgia, containing 59032 square feet (1.355 acres), more or less, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the southern right-of-way of Chestnut Street and the eastern right-of-way of Georgia Avenue, being the TRUE POINT OF BEGINNING; thence along the southern right-of-way of Chestnut Street South 53 degrees 04 minutes 20 seconds East, 139.05 feet to a capped rebar; thence South 52 degrees 59 minutes 28 seconds East, 60.18 feet to a capped rebar; thence leaving said right-of-way South 35 degrees 57 minutes 26 seconds West, 95.71 feet to a 1/2" crimp top pipe; thence South 37 degrees 04 minutes 16 seconds West, 199.63 feet to a point; thence North 53 degrees 10 minutes 17 seconds West, 200.02 feet to a 5/8" rebar on the eastern right-of-way of Georgia Avenue; thence along said right-of-way North 37 degrees 06 minutes 24 seconds East, 247.27 feet to a 5/8" rebar; thence continuing along said right-of-way North 35 degrees 36 minutes 44 seconds East, 48.50 feet to the TRUE POINT OF BEGINNING.

Said property being a combination of Fulton County Georgia Parcels 14 0097000 80122, 14 0097000 80239, 14 0097000 80130, 14 0097000 80221, 14 0097000 80213, 14 0097000 80205, and 14 0097000 80197, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3124.

DATE: October 31, 2021
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Preliminary Plat Request for Asbury Park Pod E

BACKGROUND
The City of Hapeville has received a Preliminary Plat application from Theo Stone with Atwell, LLC to combine 7 parcels into one 1.354 acre parcel west of Georgia Avenue and south of Chestnut Street.

The parcels are:

Address	Parcel Number	Acres
3644 Georgia Ave	14 0097000 80122	.173
3646 Georgia Ave	14 0097000 80239	.133
3650 Georgia Ave	14 0097000 80221	.229
3654 Georgia Ave	14 0097000 80213	.230
3658 Georgia Ave	14 0097000 80205	.229
3662 Georgia Ave	14 0097000 80197	.229
608 Chestnut St	14 0097000 80130	.131
Total		1.354

The preliminary plat should show the internal lines as dashed versus solid.

The parcels are zoned RMU, Residential Mixed Use.

Preliminary Plat

(1) A minimum of five days prior to the meeting at which the *preliminary* plat is to be considered, the subdivider shall submit two copies of the *preliminary* plat of the proposed subdivision drawn to a scale of not less than one inch equals 100 feet to the planning commission. *Scale is 1":40'*

(2) The *preliminary* plat shall meet the minimum standards of design and the general requirements for the construction of public improvements as set forth in section 90-1-3 and shall contain the following information insofar as possible:

a. The proposed subdivision name and location, name and address of the owner or owners, and name of the author of the plat who shall be a state-registered engineer or land surveyor.

An address has not been provided for the client/owner.
An address has not been provided for the new tract.
The recombination plat should show the internal lines as dashed versus solid.

b. Date, approximate north point and graphic scale.

Meets Requirements

c. The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements; the present zoning classification of the land to be subdivided and the adjoining land; and the names of adjoining property owners or subdivisions.

Meets requirement for property lines, streets, however utilities not shown. See Engineer report

d. Plans of proposed underground utility layouts (including sewers, water mains and electrical service) showing feasible connections to the existing or any proposed utility systems.

Not shown.

e. The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

Utilities not shown.

f. Contours at vertical intervals of not more than five feet.

Not provided.

g. The acreage of the land to be subdivided and acreage of any lots to be created.

Meets Requirements

h. Location map showing the relationship of subdivision to area.

Vague but provided.

(3) Within 30 days after submission of the *preliminary* plat, the planning commission will review the plat and indicate its approval, denial or approval subject to modifications as a basis for preparation of the final plat. If a plat is denied, reasons for the denial will be indicated in writing. If approved subject to modifications, the nature of the required modifications will also be indicated in writing.

(4) Approval of the *preliminary* plat by the planning commission will not constitute acceptance of the final plat and will not be indicated on the *preliminary* plat.

(5) Failure of planning commission to act on the *preliminary* plat within 30 days of the meeting at which the *preliminary* plat was first considered will be deemed approval of this plat.

(6) One copy of the *preliminary* plat shall be retained by the planning commission secretary. The second copy will be returned to the subdivider with any notations at the time of approval or denial and the specific modifications, if any, required.

(7) Approval of the *preliminary* plat shall lapse and become null and void unless a final plat based thereon is submitted within one year from the date of such approval. The planning commission may grant an extension of time not to exceed 180 days upon good cause shown.

Sec. 90-1-3. - General requirements and minimum standards of design.

(a) *Streets.*

(1) *Conformity to the major street plan.* The location and width of all streets and roads shall conform to the official major street plan.

Meets requirements (40' to 50'). See below.

(2) *Relation to adjoining street systems.* The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.

Not applicable

(3) *Street widths.* The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:

a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.

b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.

c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.

Georgia Avenue and Chestnut Street are shown with 40' ROW which are existing streets with existing 40' ROW. Requires a variance from Planning Commission. Community Services Director and City Engineer will provide recommendation.

d. For dead-end streets (culs-de-sac), 50 feet. Culs-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.

(4) *Additional width on existing streets.* Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.

a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.

b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

Should the City require additional ROW, then 5' should be dedicated to the City.

(5) *Restriction of access.* When a tract fronts on an arterial street or highway, the planning commission may require those lots to be provided with frontage on an access street.

Meets requirements

(6) *Street grades.* Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent.

Streets not changed.

(7) *Horizontal curves.* Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets 60 feet or more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.

(8) *Vertical curves.* All changes in grade shall be connected by vertical curves of minimum length in feet equal to 15 times the algebraic difference in rates of grade for major streets and one-half this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one inch equals 100 feet horizontal, and one-inch equals 20 feet vertical, may be required by the planning commission.

(9) *Intersections.*

a. Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than 60 degrees.

b. Property line radii at street intersections shall not be less than 20 feet and where the angle of street intersection is less than 75 degrees, the planning commission may require a greater curb radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

(10) *Tangents.* A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector streets.

(11) *Street jogs.* Street jogs with centerline offsets of less than 125 feet shall be prohibited.

(12) *Dead-end streets.*

a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

(13) *Private streets and reserve strips.* There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the planning commission.

(14) *Street names.* Proposed streets in obvious alignment with others already existing and named shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, driveway, place or court.

(15) *Alleys.* Alleys shall be provided to the rear of lots used for business purposes, and shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the planning commission of the need for alleys.

(b) *Blocks.*

(1) *Length.* Blocks shall not be less than 400 feet or more than 1,200 feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over 800 feet in length, the planning commission may require one or more public cross walks of not less than ten feet in width to extend entirely across the block and at locations deemed necessary.

(2) *Width.* Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the planning commission will approve a single tier of lots of minimum depth.

Block Section Not Applicable

(c) *Lots.*

(1) *Arrangement.* Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall have frontage on a public street.

Meets requirements.

(2) *Minimum size.* The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Remnant lots, that is, parcels of land that would not comply with the minimum lot area or width following subdividing shall be prohibited. Such remnant parcels shall be added to adjacent lots rather than be platted as unusable parcels.

a. The size and widths of lots shall in no case be less than the minimum requirements of the zoning ordinance. No lot shall have a width greater than six times the lot depth at the building setback line without specific approval by the planning commission.

b. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.

Meets Requirements

(3) *Minimum depth.* The minimum depth of building setback lines from the right-of-way shall not be less than 30 feet and in the case of corner lots 15 feet from the side street right-of-way unless a lower standard is allowed by an existing zoning ordinance.

***Meets Requirements* – lower standard of 0/15 per RMU Zoning District.**

(4) *Corner lot dimension.* Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines outlined above.

Meets Requirements

(5) *Lots on a curved street or cul-de-sac.* All such lots shall comply with the minimum lot frontage at the building setback line. No lot shall have a lot width less than 35 feet at the street right-of-way.

Not Applicable

(6) *Lots in more than one municipality.* No new lot created subsequent to the effective date of this chapter shall be divided by a city boundary line.

Not Applicable

(7) *Double frontage lots.* No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.

Not Applicable

(d) *Public use and service areas.* Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas. Plats indicating dedication of park and playground areas to the city shall be approved conditionally subject to the written acceptance of the land by mayor and council.

(1) *Public open spaces.* Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.

(2) *Easements for utilities.* Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, along side lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.

(3) *Community assets.* In all subdivisions, due regard shall be shown for all natural features such as large trees, watercourses, historical resources and similar community assets which, if preserved, will add attractiveness and value to the property.

Not Applicable

(e) *Suitability of the land.*

(1) The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been

determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.

(2) Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses as may increase danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for those uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

(f) *Large tracts or parcels.* When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.

Meets Requirements

(g) *Group housing developments.* A comprehensive group housing development, including single-family attached developments and the large-scale construction of housing units together with necessary drives and ways of access, may be approved by the planning commission although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

Meets Requirements

(h) *Variances.* Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

Maintenance of existing 40' right of way would require variance from Planning Commission.

(i) *Zoning or other regulations.*

(1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.

(2) Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

Not Applicable

FINDINGS

The preliminary plat should be revised to:

- Show the exterior boundary lines as solid and the interior (to be removed) boundary lines as dashed so as to avoid confusion.
- Correct the zoning information on the plat. For example, 45' is the limit for attached single family dwellings (this proposed use), however, building height maximums range depending upon proposed use.

The applicant should address any outstanding issues raised in the Engineer's report, including utility locations, grades, etc.

The Community Services Director and City Engineer will provide a recommendation regarding the additional 5' right of way from Chestnut Street and Georgia Avenue.

Once the necessary revisions are made, the preliminary plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Location map

Keck+Wood
COLLABORATION BY DESIGN

November 12, 2021

Ms. Adrienne Senter
Planning & Development Coordinator
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: Hapeville Townhomes Pod E
608 Chestnut Street
Final Plat Review No. 1
K&W Ref. No. 211052.40

Dear Ms. Senter:

As requested, I have reviewed the Final Plat of the Hapeville Townhomes Pod E for compliance with the City's Final Plat requirements of the City of Hapeville. The submittal was received electronically on October 28, 2021, and consists of a property subdivision to the overall 1.355 acre parcel within an RMU Zoning District. The Final Plat was prepared by Atwell, under the Surveying seal of John Mark Dunlap. My comments are as follows:

1. It does not appear that monuments (concrete monuments three inches in diameter or square, 18 inches long, with a flat top) per Section 90-1-4.(a)(1)a. of the Code of Hapeville have been placed at all points where the street line intersects the exterior boundaries of the property and at angle points along each street.
2. Chestnut Street and Georgia Avenue are shown with a 40 feet right of way on the plat which does not comply with the minimum 50 feet width required by Section 90-1-3.(3). The additional width of 5 feet to provide the required right of way on one side of the street should be shown per Section 90-1-3.(4).
3. The Subdivision Plat submitted did not include a certification by the landowner acknowledging that the City assumes no responsibility for overflow or erosion per Section 90-1-2(f)(4)(i.) of the Code of Ordinances.
4. All Final Plat Statements and Certifications should be signed and dated. And all seals should include the signature of the professional.
5. The zoning of adjacent properties should be shown on the plat.
6. It is not clear why the Vicinity Map has no mention or location of Chestnut Street or Georgia Avenue on the map. Such streets should be shown on the map to better identify the location of the property.
7. The locations of existing water mains, valves, fire hydrants, water main sizes should be shown on the plat per Section 90-1-4.
8. The locations and sizes of existing sanitary sewer lines should be shown on the plat per Section 90-1-4.
9. The locations and sizes of existing sidewalks along the property frontage should be shown on the plat per Section 90-1-4.

I have retained one copy of the plat provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Very truly yours,

KECK & WOOD, INC.

Michael J. Moffitt, P.E.

POD "F" 21-PC-11-61

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

Name of Applicant ATWELL, LLC - THALONIUS "THEO" STONE

Mailing Address 1255 LAKES PARKWAY, BUILDING 100, SUITE 120 LAWRENCEVILLE, GA 30043

Telephone 770-767-6841 Mobile [redacted]

Email TSTONE@ATWELL-GROUP.COM

Property Owner (s) CML HAPEVILLE

Mailing Address 3715 NORTHSIDE PARKWAY NW BUILDING 400-100

Telephone 404-846-4010 Mobile _____

Address/Location of Property:

SEE ATTACHED

Present Zoning Classification: RMU

Present Land Use: VACANT

Parcel ID #: SEE ATTACHED

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I hereby affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to fully comply with all City of Hapeville Codes and Ordinances. I hereby acknowledge that all requirements of the City of Hapeville shall be met. I am able to read and write in English or this document has been read and explained to me and I have fully and voluntarily completed this application. I also understand that false statements or writings made to the City of Hapeville, Georgia are deemed a felony pursuant to O.C.G.A. 16-10-20 and I/we may be prosecuted for a violation thereof.

Applicant's signature

Date: 10/112021

Sworn to and subscribed before me

This 11 **day of** October, **20** 21.

Notary Public

CAROLYN A DAVIS
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires 03-11-2023

6

POD F - Address and Parcel ID

- 3636 Union Ave - 14 009600020269
- 0 Union Ave - 14 009600020251
- 3644 Union Ave - 14 009600020244
- 3650 Union Ave - 14 009600020236
- 3654 Union Ave - 14 009600020228
- 579 Chestnut Street - 14 009600020327
- 0 Chestnut Street - 14 009600020202
- 573 Chestnut Street - 14 009600020160
- 511 AKA 573 Chestnut Street - 14 009600020152
- 569 Chestnut Street - 14 009600020145
- 567 Chestnut Street - 14 009600020137
- 565 Chestnut Street - 14 009600020129

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

WRITTEN SUMMARY

Provide a detailed summary of the proposed project in the space provided below:

PROPOSED PROJECT IS FOR THE CONSTRUCTION OF 32 TOWNHOME UNITS ON A VACANT 2.216 ACRE PARCEL.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

f

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

3636 UNION AVE., 0 UNION AVE., 3644 UNION AVE., 3650 UNION AVE., 3654 UNION AVE., 579 CHESTNUT ST., 0 CHESTNUT ST.,

573 CHESTNUT ST., 511 AKA 573 CHESTNUT ST., 569 CHESTNUT ST., 567 CHESTNUT ST., 565 CHESTNUT ST.

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant:
ATWELL, LLC - THALONIUS "THEO" STONE

Address of Applicant:
1255 LAKES PARKWAY BUILDING 100, SUITE 120 LAWRENCEVILLE, GA 30043

Telephone of Applicant:
770-767-6841

Signature of Owner

Robert Paul Spence

Print Name of Owner

Manager of CMC Hapeville LLC

Personally Appeared Before Me this 8th day of October, 2021.

Deborah M Carozza

Notary Public

DEBORAH M CAROZZA NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES 10/18/2024

8

A Preliminary Plat is a document used to determine the practical ability to subdivide a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. Submittal of the plat does not guarantee the approval of a Final Plat, a legal document, once recorded with the County, finalizes the subdivision of the land. To be considered, a Preliminary Plat must contain the following information:

TS The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.

TS Date, approximate north point and graphic scale.

TS The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.

TS Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.

TS The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

TS Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.

TS The acreage of the land to be subdivided.

TS Location sketch map or city map showing relationship of subdivision site to area.

Please initial each item on the list above certifying that all required information has been included on the preliminary plat. Sign and submit this form with your Preliminary Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____ Date 10/11/2021

Final Plat Checklist

A Final Plat is a legal document, once approved and signed by the Hapeville Planning Commission, can be recorded with Fulton County Superior Court. Only a final plat legally subdivides a parcel. Filing with the County will establish the new deed for the property and assign tax parcel identification information. To be considered, a Final Plat must contain the following information:

TS The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.

TS Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets an curved property lines that are not the boundary of curved streets.

TS All dimensions to the nearest 100th of a foot and angles to the nearest minutes.

TS Location and description of monuments.

TS The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.

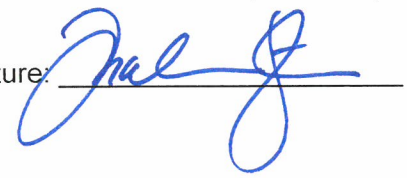
TS Date, title, name and location of subdivision, graphic scale and true north point.

Please initial each item on the list above certifying that all required information has been included on the plat. Sign and submit this form with your Final Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Supplemental Documents for Final Plat:

- Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way and any sites for public use.
- Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- Certification by the City Engineer that the subdivider has complied with one of the following alternatives:
  1. All improvements have been installed in accord with the requirements of the regulations; or
  2. A security bond has been posted in sufficient amount to ensure the completion of all required improvements.
- Certification of approval to be signed by the secretary of the Planning Commission following the approval of the final plat.

Once a Final Plat has been approved and signed by the Chair of the Hapeville Planning Commission, the applicant may pick up copies of the plat for filing with Fulton County Superior Court at 136 Pryor Street, Atlanta, GA 30303. Once filed and stamped by the recorder's office, a copy should be returned to the Hapeville Department of Economic Development to be held on file.

Applicant Signature:  Date 10/11/2021

POD F

All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 96 of the 14th District of Fulton County, Georgia, containing 96535 square feet (2.216 acres), more or less, and being more particularly described as follows:

Commencing at the intersection of the northern right-of-way of Chestnut Street and the western right-of-way of Elm Street; thence along the right-of-way of Chestnut Street North 87 degrees 58 minutes 40 seconds West, 135.00 feet to a point; thence North 87 degrees 58 minutes 40 seconds West, 10.01 feet to a point; thence North 87 degrees 58 minutes 40 seconds West, 51.30 feet to the TRUE POINT OF BEGINNING; thence continuing along the right-of-way of Chestnut Street North 87 degrees 58 minutes 40 seconds West, 265.15 feet to a point; thence North 01 degrees 22 minutes 18 seconds East, 100.45 feet to a point; thence South 87 degrees 35 minutes 07 seconds East, 65.00 feet to a 1/2" open top pipe; thence North 00 degrees 52 minutes 17 seconds East, 49.90 feet to a point; thence North 87 degrees 33 minutes 06 seconds West, 201.58 feet to an iron pin; thence North 01 degrees 17 minutes 27 seconds East, 250.41 feet to a 1/2" open top pipe; thence South 87 degrees 25 minutes 21 seconds East, 199.76 feet to a point; thence South 00 degrees 52 minutes 17 seconds West, 200.00 feet to a point; thence South 87 degrees 52 minutes 53 seconds East, 199.15 feet to a capped rebar; thence South 00 degrees 49 minutes 46 seconds West, 199.59 feet to the TRUE POINT OF BEGINNING.

Said property being a combination of Fulton County Georgia Parcels 14 0096000 20269, 14 0096000 20251, 14 0096000 20244, 14 0096000 20236, 14 0096000 20228, 14 0096000 20160, 14 0096000 20152, 14 0096000 20145, 14 0096000 20137, 14 0096000 20202, 14 0096000 20327, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3142.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

DATUMS

Horizontal: Grid North, NAD83, Georgia State Planes, West Zone
(North American Datum of 1983) (2011)
US Survey Foot, Fulton County, Georgia
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12 (Conus)

SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANES COORDINATES (NAD83), WEST ZONE, US FOOT. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON AUGUST 25, 2021 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET.

3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

4. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY. OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

5. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

6. EQUIPMENT USED FOR MEASUREMENT:
ANGULAR: TRIMBLE S5 ROBOTIC TOTAL STATION
LINEAR: TRIMBLE S5 ROBOTIC TOTAL STATION
GPS: TRIMBLE R10 GPS RECIEVER

7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR FULTON COUNTY, GEORGIA (COMMUNITY PANEL NUMBER 13121C0368F, EFFECTIVE DATE SEPTEMBER 18, 2013), A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

ZONING

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS
FRONT 0' MIN/15'MAX
SIDE 0'
REAR 0'
MAX BUILDING HEIGHT 3-STORIES / 45'

SURVEYOR'S CERTIFICATIONS PER HB 76:

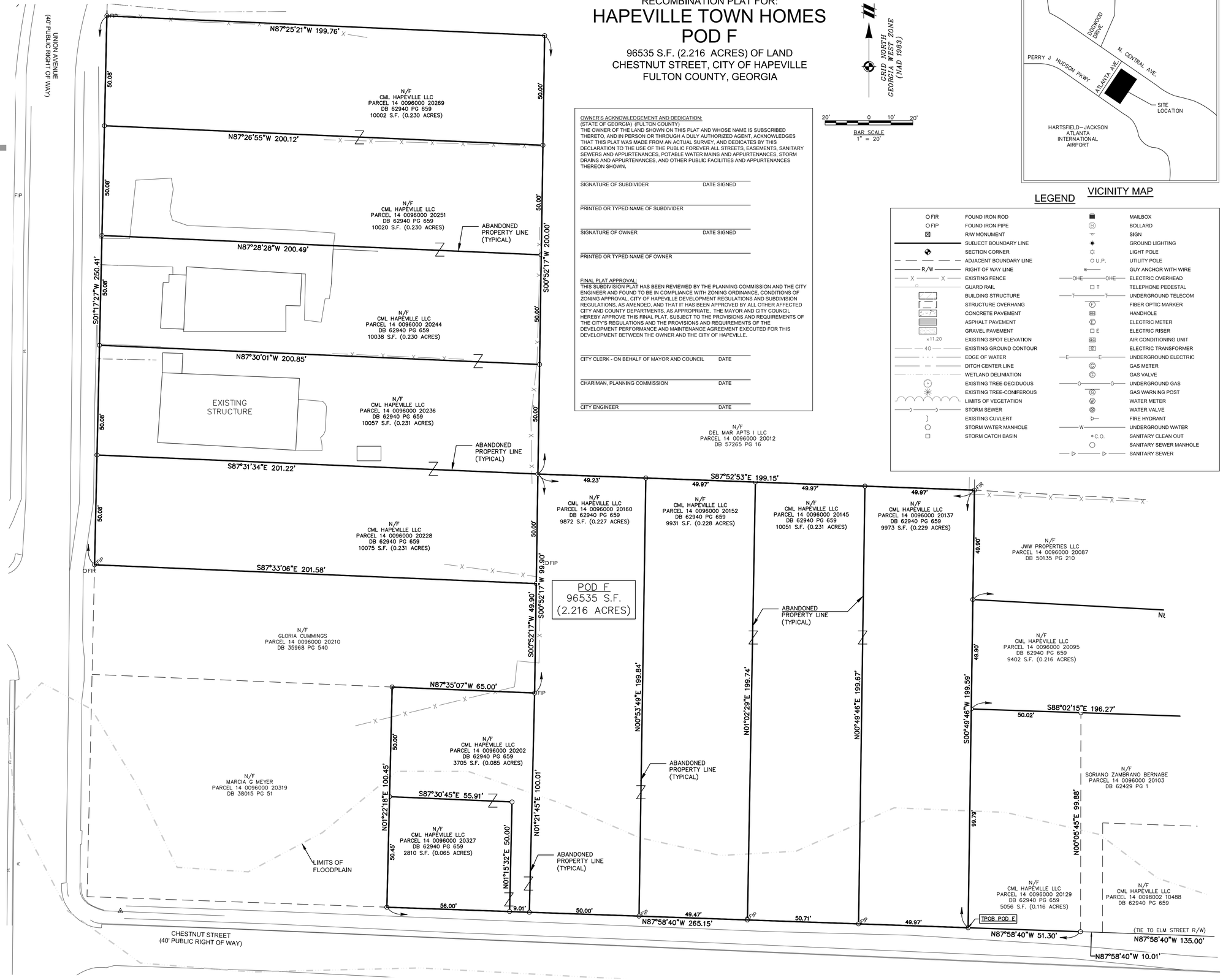
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

PER CITY OF HAPEVILLE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 26,025 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,054 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 2.216 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HERE IN WAS A TRIMBLE SX8 ROBOTIC TOTAL STATION.

GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

10/12/21
By: JOHN MARK DUNLAP, LS
GA RLS #3142
DATE OF EXPIRATION 12/31/21



RECOMBINATION PLAT FOR:

HAPEVILLE TOWN HOMES POD F

96535 S.F. (2.216 ACRES) OF LAND
CHESTNUT STREET, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

GRID NORTH
GEORGIA WEST ZONE
(NAD 1983)

20' 0 10' 20'
BAR SCALE
1" = 20'

OWNER'S ACKNOWLEDGEMENT AND DEDICATION:
(STATE OF GEORGIA) (FULTON COUNTY)
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER DATE SIGNED

PRINTED OR TYPED NAME OF SUBDIVIDER

SIGNATURE OF OWNER DATE SIGNED

PRINTED OR TYPED NAME OF OWNER

FINAL PLAT APPROVAL:
THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY AND COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

CITY CLERK - ON BEHALF OF MAYOR AND COUNCIL DATE

CHARIMAN, PLANNING COMMISSION DATE

CITY ENGINEER DATE

LEGEND

O FIR	FOUND IRON ROD		MAILBOX
O FIP	FOUND IRON PIPE	(B)	BOLLARD
⊠	R/W MONUMENT		SIGN
	SUBJECT BOUNDARY LINE		GROUND LIGHTING
	SECTION CORNER		LIGHT POLE
	ADJACENT BOUNDARY LINE	O U.P.	UTILITY POLE
R/W	RIGHT OF WAY LINE		GUY ANCHOR WITH WIRE
X X	EXISTING FENCE	OHE OHE	ELECTRIC OVERHEAD
	GUARD RAIL	□ T	TELEPHONE PEDESTAL
	BUILDING STRUCTURE	T T	UNDERGROUND TELECOM
	STRUCTURE OVERHANG	(F)	FIBER OPTIC MARKER
	CONCRETE PAVEMENT		HANDHOLE
	ASPHALT PAVEMENT	(E)	ELECTRIC METER
	GRAVEL PAVEMENT	□ E	ELECTRIC RISER
×11.20	EXISTING SPOT ELEVATION		AIR CONDITIONING UNIT
40	EXISTING GROUND CONTOUR		ELECTRIC TRANSFORMER
	EDGE OF WATER	E E	UNDERGROUND ELECTRIC
	DITCH CENTER LINE	(G)	GAS METER
	WETLAND DELINIATION	(G)	GAS VALVE
	EXISTING TREE-DECIDUOUS	G G	UNDERGROUND GAS
	EXISTING TREE-CONIFEROUS	(G)	GAS WARNING POST
	LIMITS OF VEGETATION	(W)	WATER METER
	STORM SEWER		WATER VALVE
	EXISTING CUVLERT		FIRE HYDRANT
	STORM WATER MANHOLE	W	UNDERGROUND WATER
	STORM CATCH BASIN	○ C.O.	SANITARY CLEAN OUT
			SANITARY SEWER MANHOLE
			SANITARY SEWER

VICINITY MAP

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
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ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PARKWAY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200

LOCATED IN
LAND LOT: 96
14TH DISTRICT
FULTON COUNTY, GEORGIA

CLIENT
D.R. HORTON

RECOMBINATION PLAT OF HAPEVILLE TOWN HOMES POD-F

DATE
10/12/2021

REVISIONS

DWG.	SH / CH. MD
P.M.	T. STONE
CODE	AS
JOB	21002729
SHEET NO.	1 OF 1

FILE NAME: K:\21002729-Hapeville, GA Townhouses\DWG\Survey\21002729AS-01 Hapeville Town Homes.dwg LAST SAVED BY: mdunlap 10/12/2021 11:03 AM PLOTTED BY: Mark Dunlap 10/12/2021 PAPER: PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) DRIVE: DWG TO PDF.PC3 PLOT STYLE: BASE-STANDARD.CTB

RETRACEMENT SURVEY FOR:

HAPEVILLE TOWN HOMES
POD F

96535 S.F. (2.216 ACRES) OF LAND
CHESTNUT STREET, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

DATUMS

Horizontal: Grid North, NAD83, Georgia State Planes, West Zone
(North American Datum of 1983) (2011)
US Survey Foot, Fulton County, Georgia
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12 (Conus)

SURVEY NOTES

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4. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY. OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

5. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

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LINEAR: TRIMBLE S5 ROBOTIC TOTAL STATION
GPS: TRIMBLE R10 GPS RECIEVER

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ZONING

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS
FRONT 0' MIN/15'MAX
SIDE 0'
REAR 0'
MAX BUILDING HEIGHT 3-STORIES / 45'

SURVEYOR'S CERTIFICATIONS
PER HB 76:

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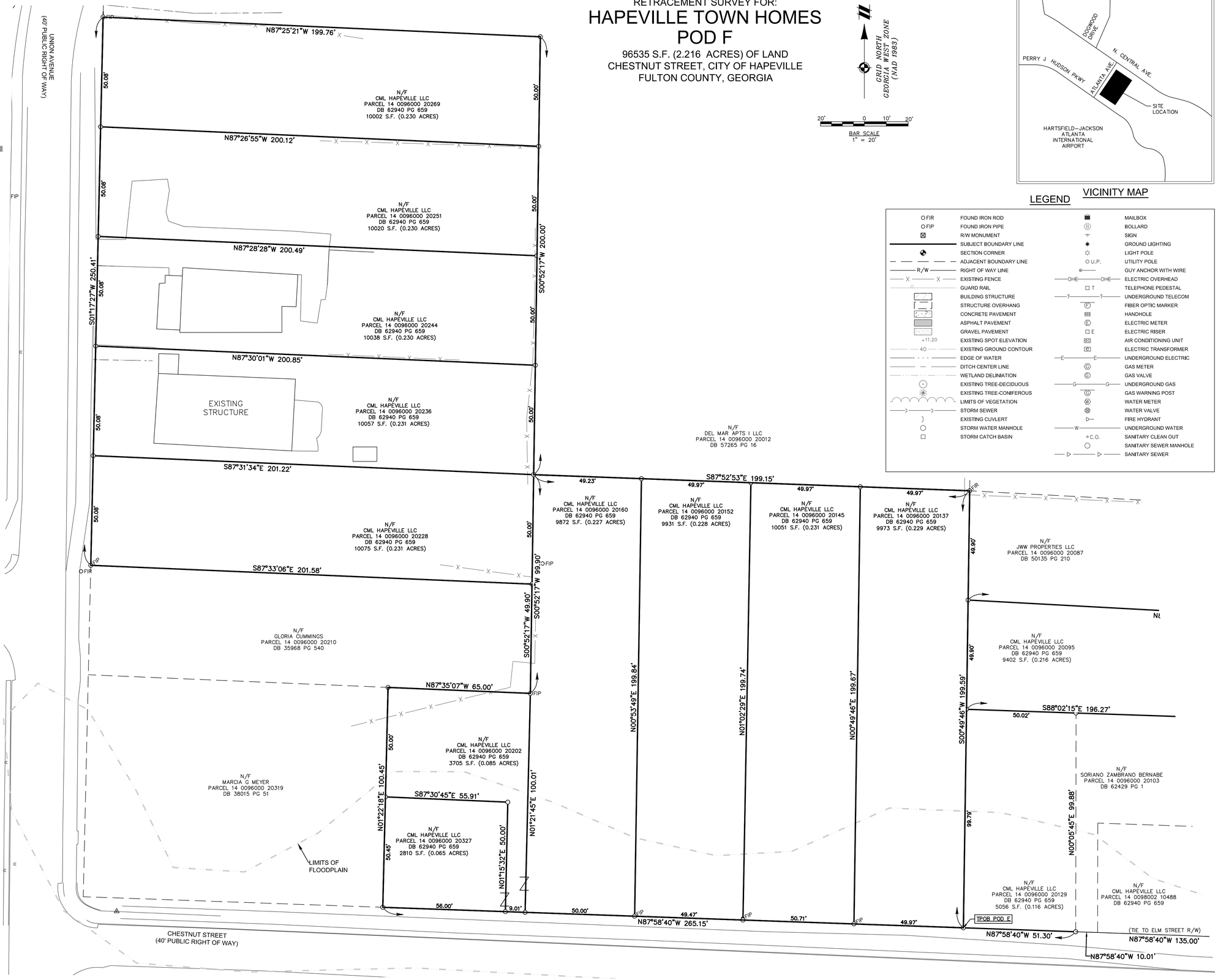
GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

10/12/21
By: JOHN MARK DUNLAP, LS
GA RLS #3142
DATE OF EXPIRATION 12/31/21



GRID NORTH
GEORGIA WEST ZONE
(NAD 1983)

20' 0 10' 20'
BAR SCALE
1" = 20'

VICINITY MAP

LEGEND

O FIR	FOUND IRON ROD		MAILBOX
O FIP	FOUND IRON PIPE		BOLLARD
	R/W MONUMENT		SIGN
	SUBJECT BOUNDARY LINE		GROUND LIGHTING
	SECTION CORNER		LIGHT POLE
	ADJACENT BOUNDARY LINE	O U.P.	UTILITY POLE
R/W	RIGHT OF WAY LINE		GUY ANCHOR WITH WIRE
X X	EXISTING FENCE	OHE OHE	ELECTRIC OVERHEAD
	GUARD RAIL	T	TELEPHONE PEDESTAL
	BUILDING STRUCTURE	T T	UNDERGROUND TELECOM
	STRUCTURE OVERHANG	F	FIBER OPTIC MARKER
	CONCRETE PAVEMENT		HANDHOLE
	ASPHALT PAVEMENT	E	ELECTRIC METER
	GRAVEL PAVEMENT	E	ELECTRIC RISER
x11.20	EXISTING SPOT ELEVATION		AIR CONDITIONING UNIT
40	EXISTING GROUND CONTOUR		ELECTRIC TRANSFORMER
	EDGE OF WATER	E E	UNDERGROUND ELECTRIC
	DITCH CENTER LINE	G	GAS METER
	WETLAND DELINIATION	G	GAS VALVE
	EXISTING TREE-DECIDUOUS	G G	UNDERGROUND GAS
	EXISTING TREE-CONIFEROUS	G	GAS WARNING POST
	LIMITS OF VEGETATION	W	WATER METER
	STORM SEWER		WATER VALVE
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	STORM WATER MANHOLE	W	UNDERGROUND WATER
	STORM CATCH BASIN	S.C.O.	SANITARY CLEAN OUT
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LOCATED IN
LAND LOT: 96
14TH DISTRICT
FULTON COUNTY, GEORGIA

CLIENT
D.R. HORTON

RETRACEMENT SURVEY FOR
HAPEVILLE TOWN HOMES
POD–F

DATE
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REVISIONS

DWG.	SH CH. MD
P.M.	T. STONE
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SHEET NO.	1 OF 1

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POD F

All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 96 of the 14th District of Fulton County, Georgia, containing 96535 square feet (2.216 acres), more or less, and being more particularly described as follows:

Commencing at the intersection of the northern right-of-way of Chestnut Street and the western right-of-way of Elm Street; thence along the right-of-way of Chestnut Street North 87 degrees 58 minutes 40 seconds West, 135.00 feet to a point; thence North 87 degrees 58 minutes 40 seconds West, 10.01 feet to a point; thence North 87 degrees 58 minutes 40 seconds West, 51.30 feet to the TRUE POINT OF BEGINNING; thence continuing along the right-of-way of Chestnut Street North 87 degrees 58 minutes 40 seconds West, 265.15 feet to a point; thence North 01 degrees 22 minutes 18 seconds East, 100.45 feet to a point; thence South 87 degrees 35 minutes 07 seconds East, 65.00 feet to a 1/2" open top pipe; thence North 00 degrees 52 minutes 17 seconds East, 49.90 feet to a point; thence North 87 degrees 33 minutes 06 seconds West, 201.58 feet to an iron pin; thence North 01 degrees 17 minutes 27 seconds East, 250.41 feet to a 1/2" open top pipe; thence South 87 degrees 25 minutes 21 seconds East, 199.76 feet to a point; thence South 00 degrees 52 minutes 17 seconds West, 200.00 feet to a point; thence South 87 degrees 52 minutes 53 seconds East, 199.15 feet to a capped rebar; thence South 00 degrees 49 minutes 46 seconds West, 199.59 feet to the TRUE POINT OF BEGINNING.

Said property being a combination of Fulton County Georgia Parcels 14 0096000 20269, 14 0096000 20251, 14 0096000 20244, 14 0096000 20236, 14 0096000 20228, 14 0096000 20160, 14 0096000 20152, 14 0096000 20145, 14 0096000 20137, 14 0096000 20202, 14 0096000 20327, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3142.

Department of Planning & Zoning
PLANNER'S REPORT

DATE: October 31, 2021
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Preliminary Plat Request for Asbury Park Pod F

BACKGROUND
The City of Hapeville has received a Preliminary Plat application from Theo Stone with Atwell, LLC to combine 12* parcels into 1 parcel west of Union Avenue and north of Chestnut Street.

The parcels are:

Address	Parcel Number	Acres
3636 Union Ave	14 0096000 20269	.230
0 Union Ave	14 0096000 20251	.230
3644 Union Ave	14 0096000 20244	.230
3650 Union Ave	14 0096000 20236	.231
3654 Union Ave	14 0096000 20228	.231
579 Chestnut Street	14 0096000 20327	.065
0 Chestnut Street	14 0096000 20202	.085
573 Chestnut Street	14 0096000 20202	.227
511 AKA 573 Chestnut Street	14 0096000 20202	.228
569 Chestnut Street	14 0096000 20202	.231
567 Chestnut Street	14 0096000 20137	.229
565 Chestnut Street	14 0096000 20129	.116
Total		2.217*

*565 Chestnut is listed on the application, however, it is not included in the new plat boundary. If this parcel is to be included, the total acreage should be updated and the solid line should include the boundary. Furthermore, the plat should show the internal lines as dashed versus solid.

The parcels are zoned RMU, Residential Mixed Use.

Preliminary Plat

(1) A minimum of five days prior to the meeting at which the *preliminary* plat is to be considered, the subdivider shall submit two copies of the *preliminary* plat of the proposed subdivision drawn to a scale of not less than one inch equals 100 feet to the planning commission. *Scale is 1":40'*

(2) The *preliminary* plat shall meet the minimum standards of design and the general requirements for the construction of public improvements as set forth in section 90-1-3 and shall contain the following information insofar as possible:

a. The proposed subdivision name and location, name and address of the owner or owners, and name of the author of the plat who shall be a state-registered engineer or land surveyor.

An address has not been provided for the owner.

An address has not been provided for the new tract.

***565 Chestnut is listed on the application, however, it is not included in the new plat boundary.**

The recombination plat should show the internal lines as dashed versus solid.

b. Date, approximate north point and graphic scale.

Meets Requirements

c. The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements; the present zoning classification of the land to be subdivided and the adjoining land; and the names of adjoining property owners or subdivisions.

Meets requirement for property lines, streets, however utilities not shown. See Engineer report

d. Plans of proposed underground utility layouts (including sewers, water mains and electrical service) showing feasible connections to the existing or any proposed utility systems.

Not shown.

e. The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

Utilities not shown.

f. Contours at vertical intervals of not more than five feet.

Not provided.

g. The acreage of the land to be subdivided and acreage of any lots to be created.

Meets Requirements

h. Location map showing the relationship of subdivision to area.

Vague but provided.

(3) Within 30 days after submission of the *preliminary* plat, the planning commission will review the plat and indicate its approval, denial or approval subject to modifications as a basis for preparation of the final plat. If a plat is denied, reasons for the denial will be indicated in writing. If approved subject to modifications, the nature of the required modifications will also be indicated in writing.

(4) Approval of the *preliminary* plat by the planning commission will not constitute acceptance of the final plat and will not be indicated on the *preliminary* plat.

(5) Failure of planning commission to act on the *preliminary* plat within 30 days of the meeting at which the *preliminary* plat was first considered will be deemed approval of this plat.

(6) One copy of the *preliminary* plat shall be retained by the planning commission secretary. The second copy will be returned to the subdivider with any notations at the time of approval or denial and the specific modifications, if any, required.

(7) Approval of the *preliminary* plat shall lapse and become null and void unless a final plat based thereon is submitted within one year from the date of such approval. The planning commission may grant an extension of time not to exceed 180 days upon good cause shown.

Sec. 90-1-3. - General requirements and minimum standards of design.

(a) *Streets.*

(1) *Conformity to the major street plan.* The location and width of all streets and roads shall conform to the official major street plan.

Meets requirements (40' to 50'). See below.

(2) *Relation to adjoining street systems.* The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.

Not applicable

(3) *Street widths.* The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:

a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.

b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.

c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.

Union Avenue and Chestnut Street are shown with 40' ROW which are existing streets with existing 40' ROW. Requires a variance from Planning Commission. Community Services Director and City Engineer will provide recommendation.

d. For dead-end streets (culs-de-sac), 50 feet. Culs-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.

(4) *Additional width on existing streets.* Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.

a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.

b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

Should the City require additional ROW, then 5' should be dedicated to the City.

(5) *Restriction of access.* When a tract fronts on an arterial street or highway, the planning commission may require those lots to be provided with frontage on an access street.

Meets requirements

(6) *Street grades.* Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent.

Streets not changed.

(7) *Horizontal curves.* Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets 60 feet or more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.

(8) *Vertical curves.* All changes in grade shall be connected by vertical curves of minimum length in feet equal to 15 times the algebraic difference in rates of grade for major streets and one-half this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one inch equals 100 feet horizontal, and one-inch equals 20 feet vertical, may be required by the planning commission.

(9) *Intersections.*

a. Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than 60 degrees.

b. Property line radii at street intersections shall not be less than 20 feet and where the angle of street intersection is less than 75 degrees, the planning commission may require a greater curb radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

(10) *Tangents.* A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector streets.

(11) *Street jogs.* Street jogs with centerline offsets of less than 125 feet shall be prohibited.

(12) *Dead-end streets.*

a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds

are also permitted on dead-end streets accessing low density neighborhoods.

b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

(13) *Private streets and reserve strips.* There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the planning commission.

(14) *Street names.* Proposed streets in obvious alignment with others already existing and named shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, driveway, place or court.

(15) *Alleys.* Alleys shall be provided to the rear of lots used for business purposes, and shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the planning commission of the need for alleys.

(b) *Blocks.*

(1) *Length.* Blocks shall not be less than 400 feet or more than 1,200 feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over 800 feet in length, the planning commission may require one or more public cross walks of not less than ten feet in width to extend entirely across the block and at locations deemed necessary.

(2) *Width.* Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the planning commission will approve a single tier of lots of minimum depth.

Block Section Not Applicable

(c) *Lots.*

(1) *Arrangement.* Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall have frontage on a public street.

Meets requirements.

(2) *Minimum size.* The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Remnant lots, that is, parcels of land that would not comply with the minimum lot area or width following subdividing shall be prohibited. Such remnant parcels shall be added to adjacent lots rather than be platted as unusable parcels.

a. The size and widths of lots shall in no case be less than the minimum requirements of the zoning ordinance. No lot shall have a width greater

than six times the lot depth at the building setback line without specific approval by the planning commission.

b. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.

Meets Requirements

(3) *Minimum depth.* The minimum depth of building setback lines from the right-of-way shall not be less than 30 feet and in the case of corner lots 15 feet from the side street right-of-way unless a lower standard is allowed by an existing zoning ordinance.

***Meets Requirements* – lower standard of 0/15 per RMU Zoning District.**

(4) *Corner lot dimension.* Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines outlined above.

Meets Requirements

(5) *Lots on a curved street or cul-de-sac.* All such lots shall comply with the minimum lot frontage at the building setback line. No lot shall have a lot width less than 35 feet at the street right-of-way.

Not Applicable

(6) *Lots in more than one municipality.* No new lot created subsequent to the effective date of this chapter shall be divided by a city boundary line.

Not Applicable

(7) *Double frontage lots.* No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.

Not Applicable

(d) *Public use and service areas.* Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas. Plats indicating dedication of park and playground areas to the city shall be approved conditionally subject to the written acceptance of the land by mayor and council.

(1) *Public open spaces.* Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.

(2) *Easements for utilities.* Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, along side lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary

for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.

(3) *Community assets.* In all subdivisions, due regard shall be shown for all natural features such as large trees, watercourses, historical resources and similar community assets which, if preserved, will add attractiveness and value to the property.

Not Applicable

(e) *Suitability of the land.*

(1) The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.

(2) Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses as may increase danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for those uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

(f) *Large tracts or parcels.* When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.

Meets Requirements

(g) *Group housing developments.* A comprehensive group housing development, including single-family attached developments and the large-scale construction of housing units together with necessary drives and ways of access, may be approved by the planning commission although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

Meets Requirements

(h) *Variances.* Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

Maintenance of existing 40' right of way would require variance from Planning Commission.

(i) *Zoning or other regulations.*

(1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.

(2) Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

Not Applicable

FINDINGS

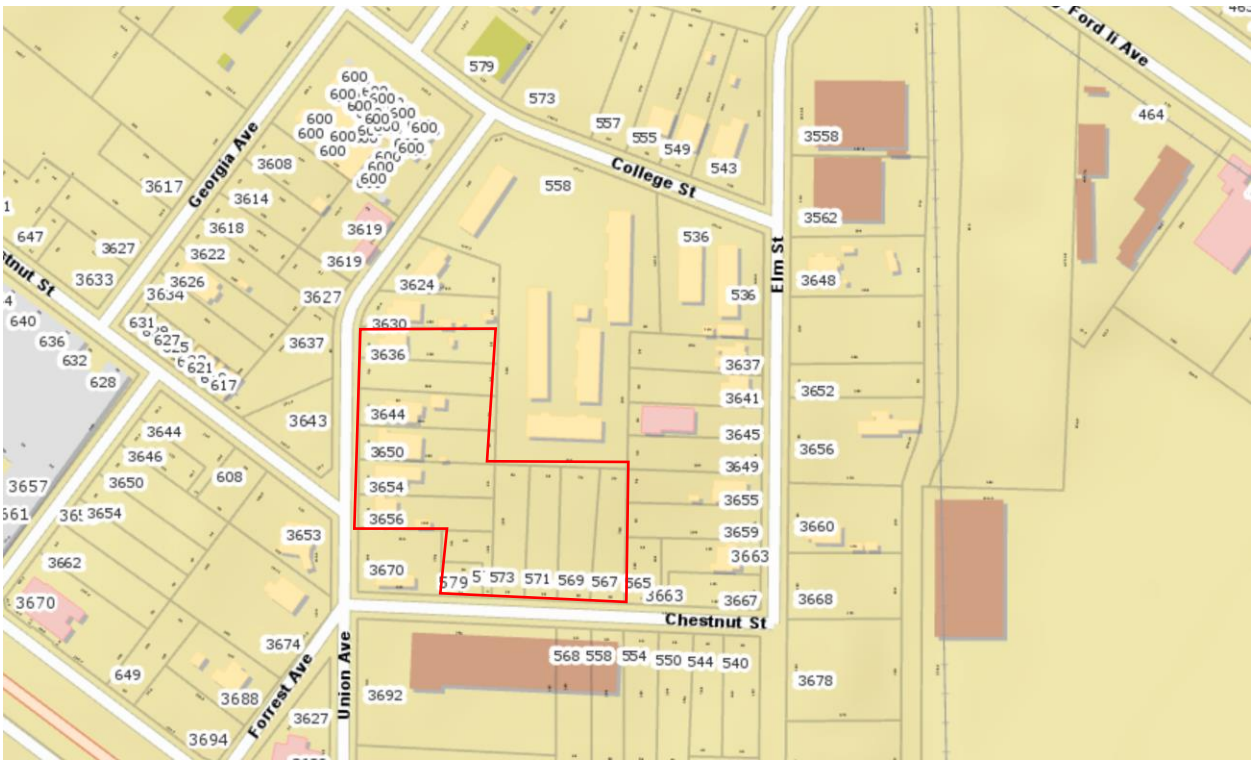
The preliminary combination plat should be revised to:

- Show the exterior boundary lines as solid and the interior (to be removed) boundary lines as dashed so as to avoid confusion.
- Include 14 0096000 20129 within the boundary and in the total acreage, if to be included as indicated in the application.
- Correct the zoning information on the plat. For example, 45' is the limit for attached single family dwellings (this proposed use), however, building height maximums range depending upon proposed use.

The applicant should address any outstanding issues raised in the Engineer's report, including utility locations, grades, etc.

The Community Services Director and City Engineer will provide a recommendation regarding the additional 5' right of way from Chestnut Street and Union Avenue.

Once the necessary revisions are made, the preliminary plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.



Location map

Keck+Wood
COLLABORATION BY DESIGN

November 12, 2021

Ms. Adrienne Senter
Planning & Development Coordinator
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: Hapeville Townhomes Pod F
3636-3654 Union Avenue, 511-579 Chestnut Street
Final Plat Review No. 1
K&W Ref. No. 211052.40

Dear Ms. Senter:

As requested, I have reviewed the Final Plat of the Hapeville Townhomes Pod F for compliance with the City's Final Plat requirements of the City of Hapeville. The submittal was received electronically on October 28, 2021, and consists of a property subdivision to the overall 2.216 acre parcel within an RMU Zoning District. The Final Plat was prepared by Atwell, under the Surveying seal of John Mark Dunlap. My comments are as follows:

1. It does not appear that monuments (concrete monuments three inches in diameter or square, 18 inches long, with a flat top) per Section 90-1-4.(a)(1)a. of the Code of Hapeville have been placed at all points where the street line intersects the exterior boundaries of the property and at angle points along each street.
2. Chestnut Street and Union Avenue are shown with a 40 feet right of way on the plat which does not comply with the minimum 50 feet width required by Section 90-1-3.(3). The additional width of 5 feet to provide the required right of way on one side of the street should be shown per Section 90-1-3.(4).
3. The Subdivision Plat submitted did not include a certification by the landowner acknowledging that the City assumes no responsibility for overflow or erosion per Section 90-1-2(f)(4)(i.) of the Code of Ordinances.
4. All Final Plat Statements and Certifications should be signed and dated. And all seals should include the signature of the professional.
5. The zoning of adjacent properties should be shown on the plat.
6. It is not clear why the Vicinity Map has no mention or location of Chestnut Street or Union Avenue on the map. Such streets should be shown on the map to better identify the location of the property.
7. The locations of existing water mains, valves, fire hydrants, water main sizes should be shown on the plat per Section 90-1-4.
8. The locations and sizes of existing sanitary sewer lines should be shown on the plat per Section 90-1-4.
9. The locations and sizes of existing sidewalks along the property frontage should be shown on the plat per Section 90-1-4.

I have retained one copy of the plat provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Very truly yours,

KECK & WOOD, INC.

Michael J. Moffitt, P.E.

POD - "A" 21-PC-11-51

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant ATWELL, LLC - THALONIUS "THEO" STONE

Mailing Address: 1255 LAKES PARKWAY, B-100, S-120, LAWRENCEVILLE GA 30043

Telephone 770-767-6841 Mobile # [redacted] Email tstone@atwell-group.com

Property Owner (s) CML HAPEVILLE

Mailing Address 3715 NORTHSIDE PKWY NW BUILDING 400-100

Telephone 404-846-4010 Mobile #

Address/Location of Property: 3560 ATLANTA AVE

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 009800210736

Present Zoning Classification: RMU Size of Tract: 0.113 acre(s)

Present Land Use: VACANT

Please check the following as it applies to this application

X Site Plan Review
____ Conditional Use Permit
____ Temporary Use Permit Other (Please State) ____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Applicant's signature

Date: 10/11/2021

Sworn to and subscribed before me

This 11 **day of** October, 20 21.

Notary Public

CAROLYN A DAVIS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires 03-11-2023

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CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

PROPOSED PROJECT IS FOR THE CONSTRUCTION OF 2 TOWNHOME UNITS ON A VACANT .113 ACRE PARCEL. PROJECT WILL INCLUDE INSTALLATION OF SUB SURFACE UTILITIES AND ROAD INFRACTURE.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

A

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

3560 ATLANTA AVE.

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant:
ATWELL, LLC - THALONIUS "THEO" STONE

Address of Applicant:
1255 LAKES PARKWAY BUILDING 100, SUITE 120 LAWRENCEVILLE, GA 30043

Telephone of Applicant:
770-767-6841

Signature of Owner

Robert Paul Franz

Print Name of Owner

Manager of CMC Hapeville LLC

Personally Appeared Before Me this 8 day of October, 2021.

Deborah M. Carozza

Notary Public

DEBORAH M CAROZZA
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
10/18/2024

8

Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

(Please ***initial*** each item on the list above certifying the all required information has been included on the site plan)

TS A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

TS Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

TS The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

TS Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

TS

The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

TS

The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

TS

Existing and proposed grades at an interval of five (5) feet or less.

TS

The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

TS

A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

TS

The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

____

The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

TS

The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

____ Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.

____ Location and size of all signs. Detached single-family residential development may be exempt from this requirement.

TS Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.

TS Site area (square feet and acres).

TS Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

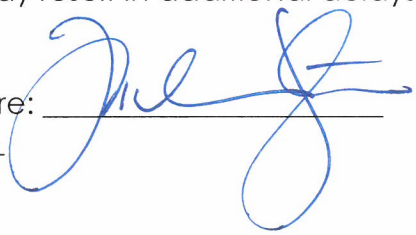
TS Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.

TS Total floor area ratio and/or residential density distribution.

TS Number of parking spaces and area of paved surface for parking and circulation

____ At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please ***initial*** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: 

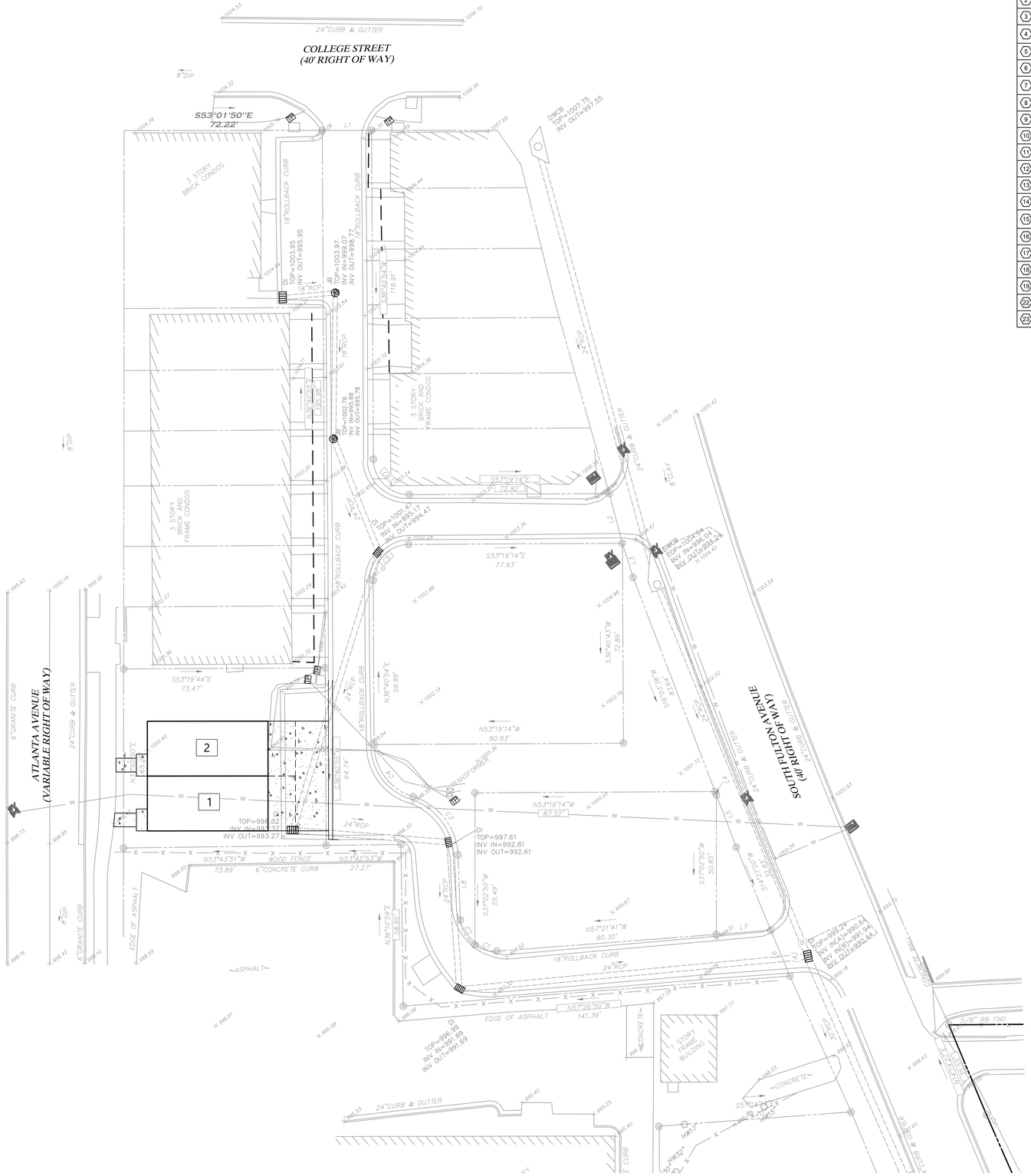
Date 10/11/2021

POD A

All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 98 of the 14th District of Fulton County, Georgia, containing 4789 square feet (0.110 acre), more or less, and being more particularly described as follows:

Commencing at the southeastern intersection of College Street and Atlanta Avenue; thence 196.36 feet along the right-of-way of Atlanta Avenue to the TRUE POINT OF BEGINNING; thence leaving said right-of-way South 53 degrees 20 minutes 04 seconds East, 73.47 feet to a point; thence South 36 degrees 39 minutes 57 seconds West, 64.74 feet to a point; thence North 53 degrees 43 minutes 51 seconds West, 73.89 feet to a point on the eastern right-of-way of Atlanta Avenue; thence along said right-of-way North 37 degrees 01 minutes 52 seconds East, 65.25 feet to the TRUE POINT OF BEGINNING.

Said property being a Fulton County Georgia Parcel 14 0098002 10736, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3142, and further shown as Block “D” on a “Revised Final Plat of Asbury Park A.K.A Olde Town Phase 1A units #9-#21,” by Technical Survey Services, Inc., certified by Walter Y. Prevatte, Georgia RLS #2107, recorded 09/24/2008 in Plat Book 341 page 99, Fulton County, Georgia records.



KEY NOTES

1	24" CURB & GUTTER, SEE SHEET ##### FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET ##### FOR DETAIL
3	CONCRETE PAVEMENT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY ASPHALT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE DETAIL SHEET ##### FOR DETAIL
6	CONCRETE WHEEL STOP. SEE DETAIL SHEET CXX
7	TAPER CURBING FROM 6" TO 0" OVER 5'
8	"TYPE A" CURB RAMP. SEE SHEET CXX FOR DETAILS
9	"TYPE D" CURB RAMP. SEE SHEET CXX FOR DETAILS
10	STOP SIGN (R1-1). SEE DETAIL SHEET CXX
11	LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
12	DIRECTIONAL ARROWS. SEE DETAIL SHEET CXX
13	CROSSWALK...
14	50'x10' LOADING ZONE (500SF MINIMUM AREA)
15	PROPOSED DUMPSTER ENCLOSURE WITH CONCRETE APRON. SEE ARCHITECTURAL PLANS FOR DETAILS
16	PAVEMENT OVERLAY....
17	"TYPE B" CURB RAMP WITH DETECTABLE WARNING STAMP.
18	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
19	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
22	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
23	CONCRETE BOLLARDS. SEE DETAIL SHEET CXX.

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- 18" CURB AND GUTTER
- 24" CURB AND GUTTER
- PROPOSED RETAINING WALL
- CROSS WALK
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- "YIELD" (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- "ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)
- HANDICAP STALL
- CONCRETE WHEEL STOP
- A.D.A. STD HANDICAP RAMP
- PARKING SPACE COUNT
- SIGN
- LIGHT POLE
- GROUP OF FOUR GUARD POSTS
- DUMPSTER PAD
- TRANSFORMER PAD
- PROPOSED SIGNAL
- GRATE INLET
- STORM MANHOLE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- AREA INLET
- OUTLET CONTROL STRUCTURE
- HEADWALL
- SANITARY SEWER MANHOLE
- CONCRETE
- STANDARD DUTY PAVING
- HEAVY DUTY PAVING
- OVERLAY EXISTING PAVEMENT

SITE DATA

POD A	0.113 AC
POD A OPEN SPACE REQU	N/A
POD A DENSITY:	2 UN (17.6 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)

NOTE:
1. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
2. PROPOSED DEVELOPMENT WILL UTILIZE EXISTING MAIL KIOSK.

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

PARKING SUMMARY

PARKING REQUIREMENTS	1 SP / UN

GENERAL SITE NOTES

1. THE PROJECT IS FOR PROPOSED INFILL DEVELOPMENT OF RESIDENTIAL TOWNHOMES WITHIN HAPEVILLE. THE DEVELOPER HAS A LETTER OF INTENT TO PURCHASE A TOTAL OF APPROXIMATELY 8. 3 ACRES TO BE BROKEN UP INTO PODS A THROUGH F FOR DEVELOPMENT. DESIGN FOR THE SUBJECT PROPERTIES WOULD OCCUR LATE 2021 AND EARLY 2022, WITH ANTICIPATED CONSTRUCTION LATER IN 2022.
2. EACH UNIT WILL HAVE INDIVIDUAL GARBAGE ASSOCIATED WITH IT
3. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.

811
Know what's **below.**
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR
EMERGENCY CONTACT
24 HR CONTACT NAME
24 HR CONTACT #

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LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
GA-PEFD01804

PROJ SECTION
S FULTON AVE
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWN HOMES POD A
SITE DEVELOPMENT PLANS
SITE PLAN

DATE 2021-10-07

REVISIONS

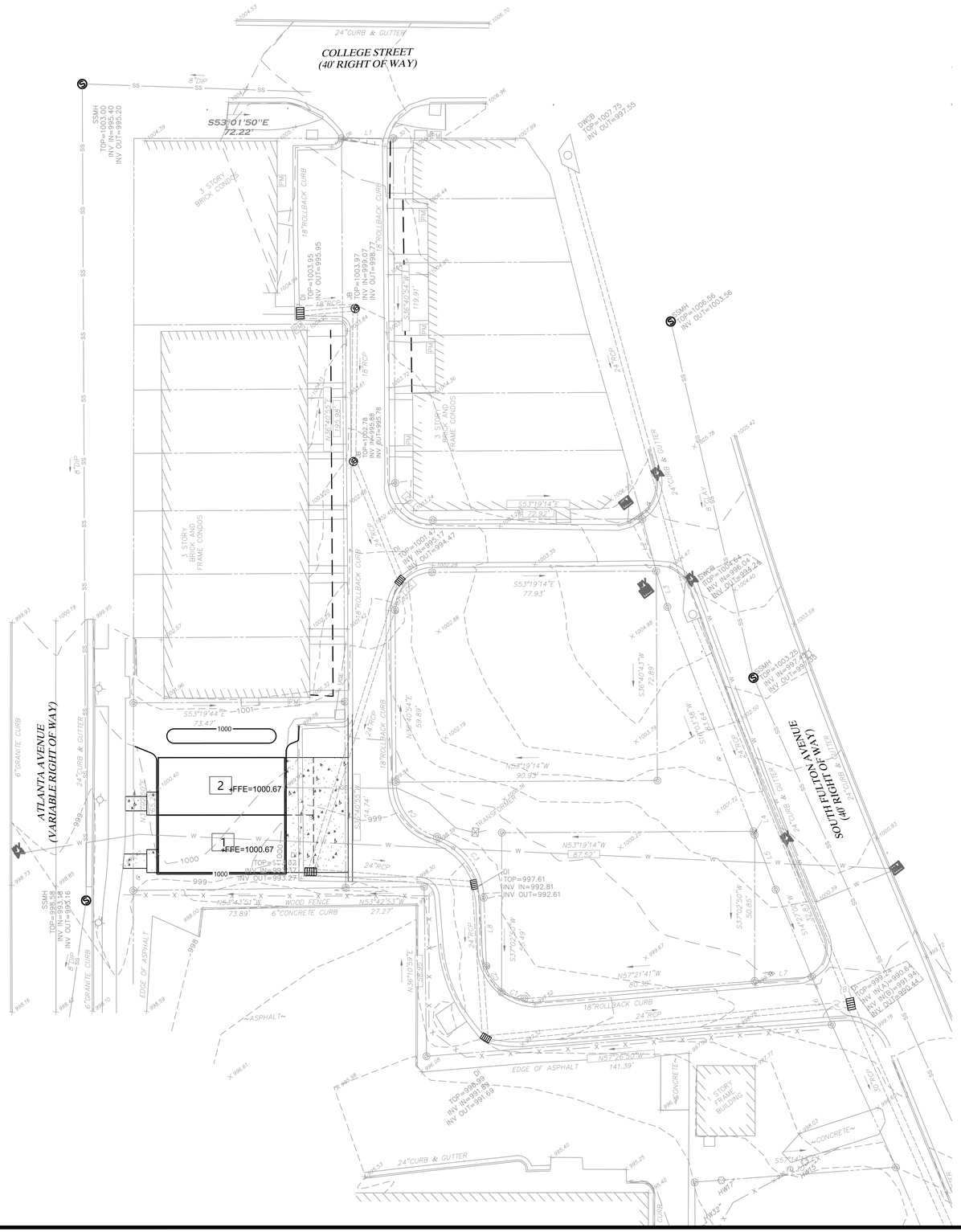
0 10' 20'
SCALE: 1"=20'

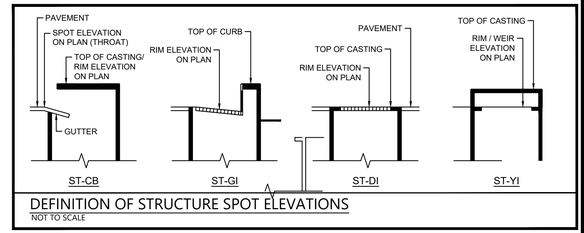
DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-3.0

CAD FILE: C200 SITE PLAN

BOTTOM RIGHT

FILE NAME: K:\21002729-Hapeville, GA Townhouses\DWG\Engineering\04 PRODUCTION POD A\C200 SITE PLAN.dwg LAST SAVED BY: mBI 10/12/2021 10:18 AM PLOTTED BY: Thea Stowe 10/12/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB





DEFINITION OF STRUCTURE SPOT ELEVATIONS
NOT TO SCALE

KEY NOTES	
1	CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADE
2	RIDGE LINE
3	2:1 SLOPE
4	DRAINAGE SWALE @ 1.00% MIN. GRADE, CONTRACTOR TO FINE GRADE TO ENSURE POSITIVE DRAINAGE
5	ADA PARKING AREA, MAXIMUM SLOPE OF 2% IN ANY DIRECTION
6	8" HDPE HEADER PIPE FOR ROOF DRAIN CONNECTION, MINIMUM SLOPE OF 1%
8	CONTRACTOR TO TIE INTO AND MATCH EXISTING PAVEMENT

GENERAL NOTES:

1. ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
2. NOT SLOPES ARE TO BE STEEPER THAN 3:1
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
4. ALL TREES TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
5. TOPOGRAPHIC SURVEY BY PROJ SURVEYOR, DATED SURVEY DATE.
6. FLOOD PLAIN IS/IS NOT PRESENT ON THIS SITE PER FEMA FIRM MAP NUMBER 13121C0368F,13121C0366F, DATED SEPTEMBER 18, 2013.
7. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
8. OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY.
9. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AD GUTTER AND PAVEMENT TIE-ISN AND GRADING.
10. VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
11. ALL CLEANOUTS LOCATED IN PAVEMENT TO HAVE TRAFFIC RATED LIDS.
12. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.

GRADING LEGEND

	EXISTING PROPERTY LINE		PROPOSED STORM LINE
	EXISTING RIGHT-OF-WAY		PROPOSED RETAINING WALL
	EXISTING SETBACK LINE	x123.4	PROPOSED SPOT ELEV
	PROPOSED RIGHT-OF-WAY	2%	SLOPE ARROW
	PROPOSED SETBACK LINE		GRATE INLET
	100 YEAR FLOOD PLAIN		STORM MANHOLE
123	EXISTING MINOR CONTOURS		DOUBLE WING CATCH BASIN
123	EXISTING MAJOR CONTOURS		SINGLE WING CATCH BASIN
123	PROPOSED MINOR CONTOUR		AREA INLET
123	PROPOSED MAJOR CONTOUR		OUTLET CONTROL STRUCTURE
	PROPOSED BREAK LINE		HEADWALL
	EXISTING STORM LINE	S	SANITARY SEWER MANHOLE

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LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
GA-PEFD01804

PROJ SECTION
S FULTON AVE
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWN HOMES POD A
SITE DEVELOPMENT PLANS
GRADING PLAN

DATE 2021-10-07

REVISIONS

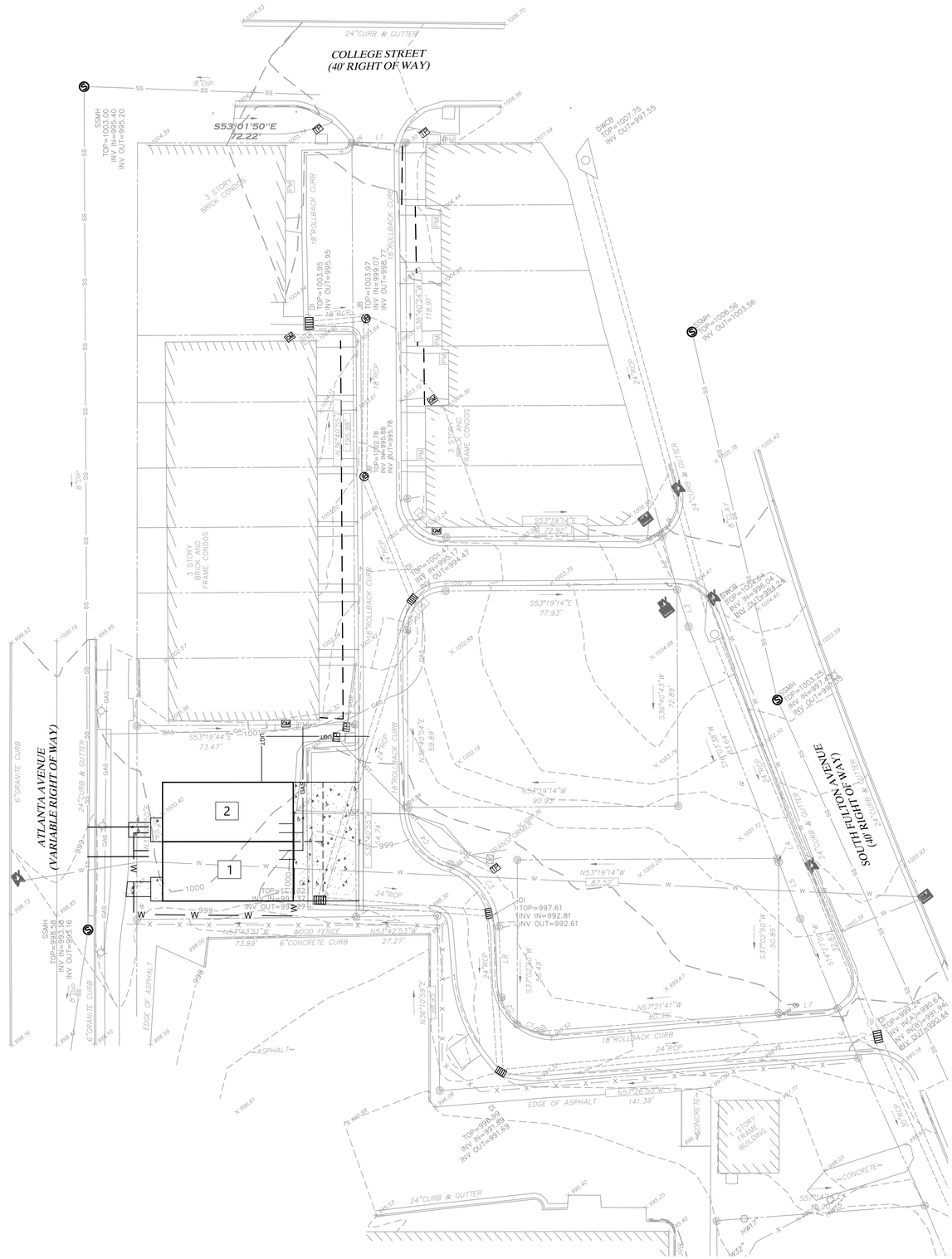
0 10' 20'
SCALE: 1"=20'

CAD FILE: C300 GRADING PLAN

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-4.0

BOTTOM RIGHT

FILE NAME: K:\21002729-Hapeville, GA Townhouses\DWG\Engineering\04 PRODUCTION POD A\C300 GRADING PLAN.dwg LAST SAVED BY: rdill 10/12/2021 10:22 AM PLOTTED BY: Thea Stone 10/12/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB



KEY NOTES	
1	UNDERGROUND POWER SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
2	UNDERGROUND TELEPHONE SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
3	CONTRACTOR TO BEND LINE AS NECESSARY TO ENSURE VERTICAL CLEARANCE
4	HORIZONTAL BEND
5	3/4" COPPER DOMESTIC WATER LINE
6	CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE EXACT SIZE AND LOCATION WITH GEORGIA POWER.
7	REFER TO ARCH PLANS FOR ALL UTILITY ENTRY LOCATIONS AND INTERNAL CONNECTIONS
8	MAIN SIZE x 3/4" TAPPING SLEEVE & GATE VALVE FOR DOMESTIC WATER LINE. TIE INTO PROPOSED WATER MAIN PER DOUGLAS COUNTY WATER.
9	3/4" DOMESTIC WATER TO BE INSTALLED BY DOUGLAS COUNTY WATER
10	CONTRACTOR TO INSTALL 2" RPZ BACKFLOW PREVENTER
11	3/4" x 2" x 2" TEE
12	3/4" COPPER IRRIGATION WATER LINE
14	CONTRACTOR TO INSTALL 3/4" RPZ BACKFLOW PREVENTER FOR IRRIGATION SYSTEM
15	NATURAL GAS SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
17	HOSE BIBB, REFER TO ARCH PLANS FOR DETAILS
18	SITE LIGHTING, SEE PHOTOMETRIC PLAN (BY OTHERS) FOR DETAILS

GENERAL UTILITY NOTES:

1.) CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DESIGN ASSUMPTIONS.

2.) LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY PROJ SURVEYOR, DATED SURVEY DATE. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.

3.) MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.

4.) REFER TO ARCHITECTURAL PLANS FOR ON SITE UTILITY CONDUITS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS

5) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

CAUTION NOTE:

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITH IN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY LEGEND

	EXISTING PROPERTY LINE		SEWER SERVICE (SINGLE SERVICE)
	EXISTING RIGHT-OF-WAY	S	SANITARY SEWER CLEAN OUT
	EXISTING SETBACK LINE		POST INDICATOR VALVE
	PROPOSED RIGHT-OF-WAY		WATER SERVICE (DOUBLE SERVICE)
	PROPOSED SETBACK LINE		WATER SERVICE (SINGLE SERVICE)
	100 YEAR FLOOD PLAIN	W	WATER METER
CATV	CABLE LINE		WATER BEND 11.25°
OHE	ELECTRIC OVERHEAD LINE		WATER BEND 22.5°
UGE	ELECTRIC UNDERGROUND LINE		WATER BEND 45°
GAS	GAS LINE		WATER BEND 90°
SS	SEWER LINE		WATER TEE
SSFM	SEWER FORCEMAIN		GATE VALVE
OHT	TELEPHONE OVERHEAD LINE	DDC	DOUBLE DETECTOR CHECK VALVE ASSEMBLY
UGT	TELEPHONE UNDERGROUND LINE		FIRE HYDRANT
W	WATER LINE	FDC	FIRE DEPARTMENT CONNECTION
S	SANITARY SEWER MANHOLE		GREASE TRAP
	SEWER SERVICE (DOUBLE SERVICE)	T	ELECTRICAL TRANSFORMER
			LIGHTING FIXTURE

Know what's **below.** **Call** before you dig.

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NOTICE:

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LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
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PROJ SECTION
S FULTON AVE
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON

HAPEVILLE TOWN HOMES POD A
SITE DEVELOPMENT PLANS
UTILITY PLAN

DATE 2021-10-07

REVISIONS

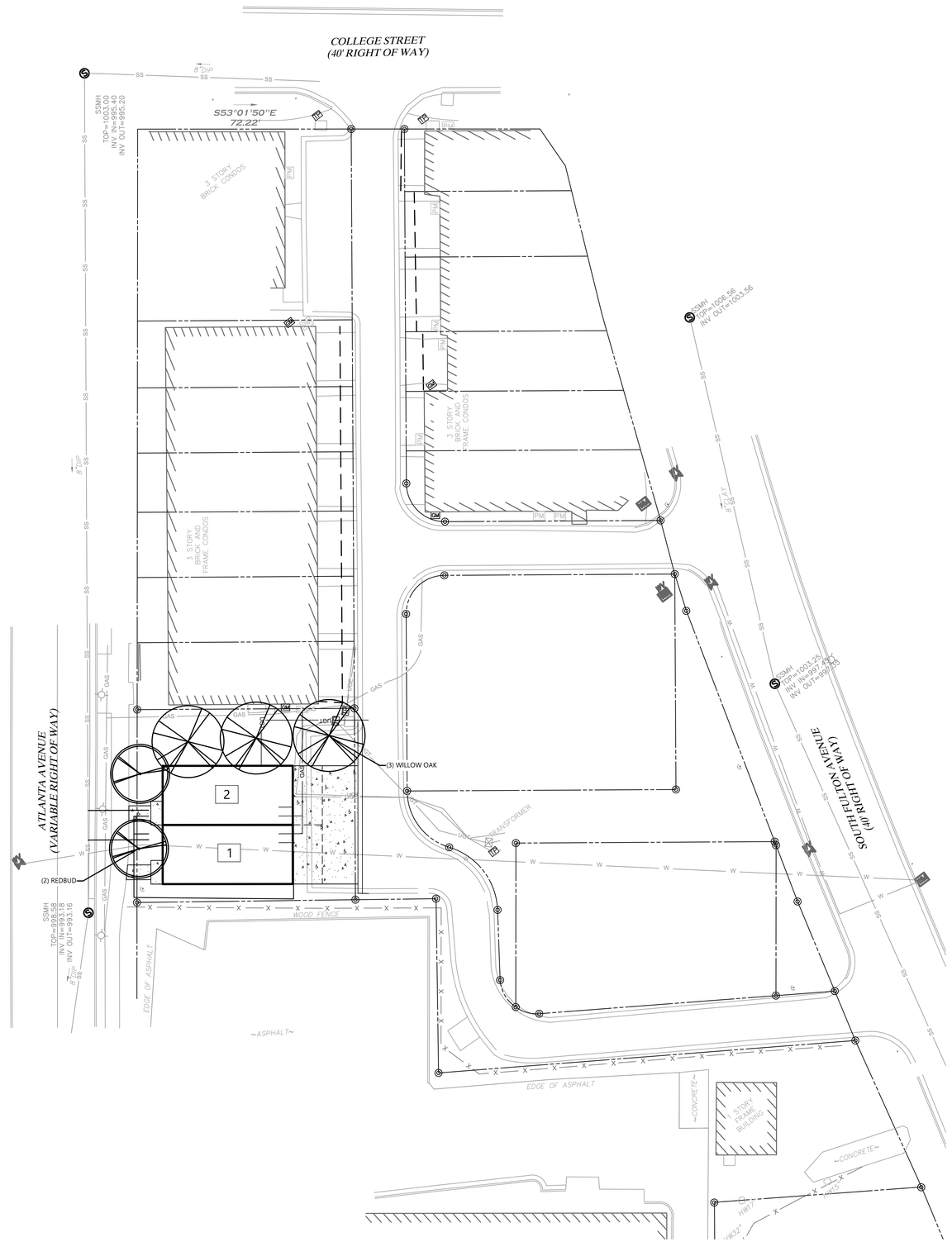
0 10' 20'
SCALE: 1" = 20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-5.0

CAD FILE: C400 UTILITY PLAN

BOTTOM RIGHT

FILE NAME: K:\21002729-Hapeville, GA Townhomes\DWG\Engineering\SA PRODUCTION POD A\C400 UTILITY PLAN.dwg LAST SAVED BY: bburke 10/6/2021 11:28 AM PLOTTED BY: Theo Stone 10/12/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB



QTY	COMMON NAME	BOTANICAL NAME	SIZE (IN)	TOTAL IN	COMMENTS
3	WILLOW OAK	QUERCUS PHELLOS	3	9	B&B, 14-16' HT.
2	REDBUD	CERCIS CANADENSIS	2	4	B&B, 10-12' HT.
			TOTAL	13	

GENERAL

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL WORK AS SPECIFIED IN ACCORDANCE WITH THE PLANS AND AS LISTED IN THE GENERAL NOTES.
2. BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.
3. ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDINGS, CURB, OR WALKS SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
4. THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. THE LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PARTS OF THE PROJECT.
6. ALL PROPOSED PLANT MATERIALS SHALL BE FREE FROM INJURY, PEST, DISEASE, OR ROOT DEFECTS AND SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
7. PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.
8. THE PLANT LIST IS FOR THE LANDSCAPE CONTRACTORS CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COUNT FROM THE PLAN AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
9. ALL LANDSCAPE AREAS WHERE ASPHALT OR CURBING HAS BEEN REMOVED AND ALL LANDSCAPE ISLANDS MUST HAVE CLEAN, FRIALBE TOPSOIL TO A TOTAL DEPTH OF TWO (2) FEET.
10. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LIMES, AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIAL.
11. INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-NEEDED BASIS.
12. ALL MOWABLE LAWN AREAS SHALL BE SODDED WITH BERMUDA GRASS. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED AS NOTED ON PLAN.
13. MULCH ALL GROUND COVER AND PLANTING BEDS AND A 4'-0" DIAMETER BASE AROUND ALL FREE STANDING TREES WITH 4" MIN. FRESH PINE STRAW.
14. WHERE TREES ARE PLANTED CLOSER THAN 5 FEET FROM CURB OR SIDEWALK, EITHER CONCRETE OR HDPE (HIGH DENSITY POLYURETHANE PLASTIC) ROOT BARRIERS MUST BE INSTALLED. THESE ROOT BARRIERS MUST BE A MINIMUM OF 30 INCHES DEEP.
15. ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS ON THE SITE.
16. SHRUB HEIGHTS SHALL BE MAINTAINED AT 2'-0" AND TREE CANOPIES SHALL BE ABOVE 6'-0" AT ALL PLANTING ISLANDS AND DRIVE OPENINGS WITHIN THE PARKING LOT AND INTERSECTING STREETS BY LANDSCAPE CONTRACTOR AND OWNER TO INSURE SAFE SIGHT DISTANCES.
17. ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
18. THE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE, INCLUDING WATERING, WEEDING, PRUNING, MOWING OF LAWNS, AND RE-MULCHING OF THIS WORK UNTIL DATE OF FINAL ACCEPTANCE.

SITE DATA

POD A	0.113 AC
POD A OPEN SPACE REQU	N/A
POD A DENSITY:	2 UN (17.6 UN/AC)
PRODUCT TYPE	20'W X 44'D TOWNHOME

NOTE:
1. OPEN SPACE INCLUDES UN-DEVELOPED AREA, DEED-RESTRICTED PARCELS AND TOWNHOME FRONT PLAZA AREAS
2. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
3. EACH POD WILL HAVE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

PARKING SUMMARY

PARKING REQUIREMENTS	1 SP / UN

TREE SUMMARY

DENSITY REQUIRED	11.3 IN (100 IN/AC)
DENSITY PROVIDED	13 IN

FOR SODDED AREA

1. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT)
2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.
3. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.
4. SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAKES SHALL BE DRIVEN FLUSH WITH SOD AS NOT TO INTERFERE WITH MOWING OPERATIONS.
5. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.
6. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

GRASSING

1. PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
2. ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT REGROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED OR LOOSENED TO 4" MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST INTO THE TOP 2" TO 3".

INSPECTION

1. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY

1. ALL PLANT MATERIAL SHALL BE WARRANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLECT OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS-OF-GOD DAMAGE.
2. REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THRIVING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.
3. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
24 HR CONTACT NAME
24 HR CONTACT #

ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
GA:PEF001804

PROJ SECTION
S FULTON AVE
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWN HOMES POD A
SITE DEVELOPMENT PLANS
LANDSCAPE PLAN

DATE 2021-10-07

REVISIONS

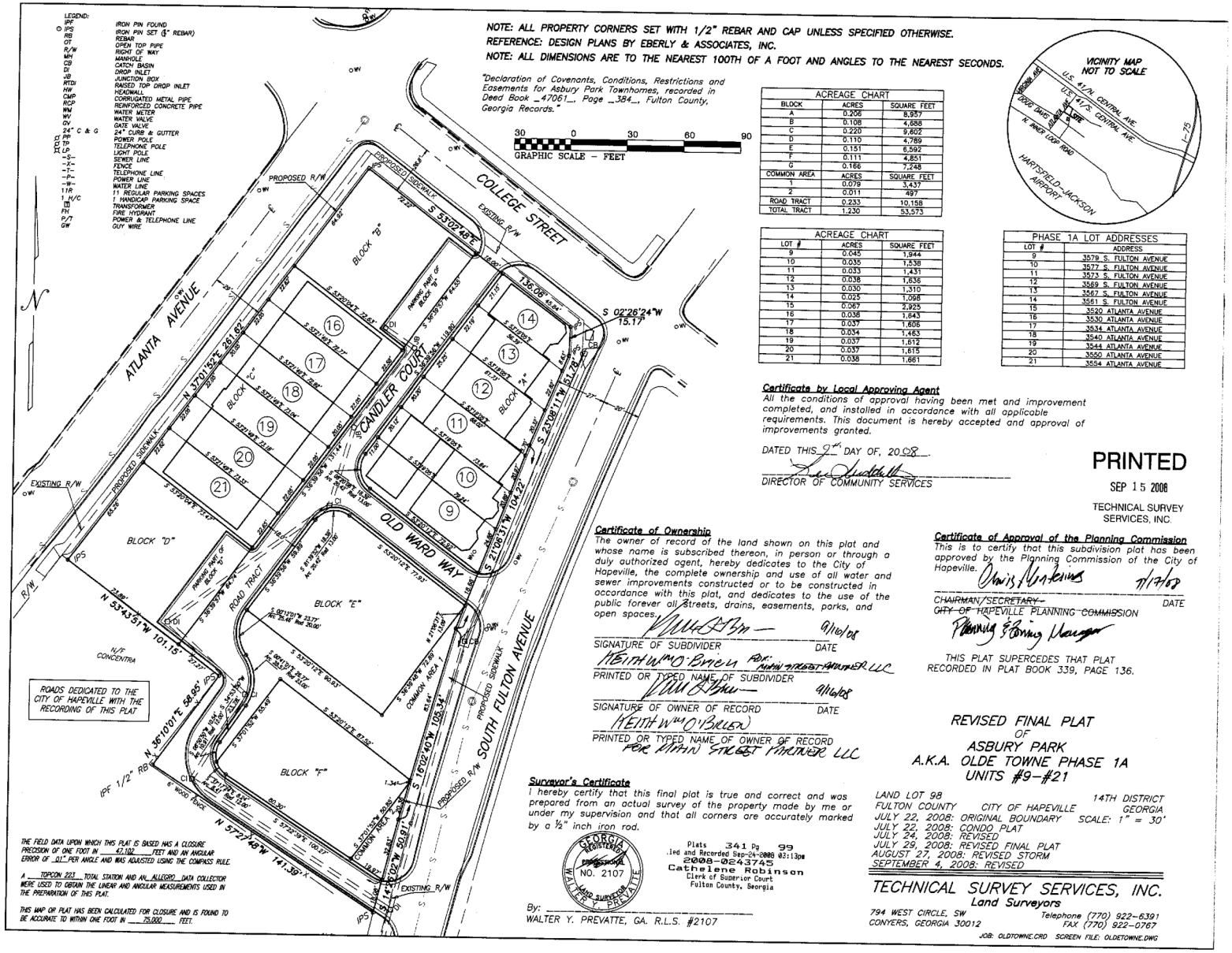
0 10' 20'
SCALE: 1" = 20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. L-1.0

CAD FILE: L100 LANDSCAPE

BOTTOM RIGHT

FILE NAME: T:\21002729-Hapeville, GA Townhouses\LDM\Civil\engr\sht\24 PRODUCTION POD A\L100 LANDSCAPE.dwg LAST SAVED BY: dsh 10/11/2021 2:26 PM PLOTTED BY: Raghuvd DH 10/11/2021 PAPER: ARCH D (24.00 X 36.00 INCHES) DEVICE: DWG to PDF.PC3 PLOT STYLE: ATWELL.CTB



VICINITY MAP
NOT TO SCALE

ACREAGE CHART

BLOCK	ACRES	SQUARE FEET
A	0.206	8,957
B	0.108	4,688
C	0.220	9,602
D	0.110	4,789
E	0.151	6,592
F	0.111	4,851
G	0.166	7,248
COMMON AREA	ACRES	SQUARE FEET
1	0.079	3,437
2	0.011	497
ROAD TRACT	0.233	10,158
TOTAL TRACT	1.230	53,573

ACREAGE CHART

LOT #	ACRES	SQUARE FEET
9	0.045	1,944
10	0.035	1,538
11	0.033	1,431
12	0.038	1,636
13	0.030	1,310
14	0.025	1,098
15	0.067	2,925
16	0.038	1,643
17	0.037	1,606
18	0.034	1,463
19	0.037	1,612
20	0.037	1,615
21	0.038	1,661

PHASE 1A LOT ADDRESSES

LOT #	ADDRESS
9	3579 S. FULTON AVENUE
10	3577 S. FULTON AVENUE
11	3573 S. FULTON AVENUE
12	3569 S. FULTON AVENUE
13	3567 S. FULTON AVENUE
14	3561 S. FULTON AVENUE
15	3520 ATLANTA AVENUE
16	3530 ATLANTA AVENUE
17	3534 ATLANTA AVENUE
18	3540 ATLANTA AVENUE
19	3544 ATLANTA AVENUE
20	3550 ATLANTA AVENUE
21	3554 ATLANTA AVENUE

Certificate by Local Approving Agent
All the conditions of approval having been met and improvement completed, and installed in accordance with all applicable requirements. This document is hereby accepted and approval of improvements granted.

DATED THIS 9th DAY OF, 2008.

DIRECTOR OF COMMUNITY SERVICES

PRINTED
SEP 15 2008
TECHNICAL SURVEY SERVICES, INC.

Certificate of Ownership
The owner of record of the land shown on this plat and whose name is subscribed thereon, in person or through a duly authorized agent, hereby dedicates to the City of Hapeville, the complete ownership and use of all water and sewer improvements constructed or to be constructed in accordance with this plat, and dedicates to the use of the public forever all streets, drains, easements, parks, and open spaces.

SIGNATURE OF SUBDIVIDER — DATE 9/16/08

PRINTED OR TYPED NAME OF SUBDIVIDER: KEITH WM. O'BRIEN FOR: MAIN STREET PARTNER LLC

SIGNATURE OF OWNER OF RECORD — DATE 9/16/08

PRINTED OR TYPED NAME OF OWNER OF RECORD: KEITH WM. O'BRIEN FOR MAIN STREET PARTNER LLC

Certificate of Approval of the Planning Commission
This is to certify that this subdivision plat has been approved by the Planning Commission of the City of Hapeville.

CHAIRMAN/SECRETARY — DATE 9/17/08

CITY OF HAPEVILLE PLANNING COMMISSION

THIS PLAT SUPERCEDES THAT PLAT RECORDED IN PLAT BOOK 339, PAGE 136.

Surveyor's Certificate
I hereby certify that this final plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision and that all corners are accurately marked by a ½" inch iron rod.

GEORGIA REGISTERED LAND SURVEYOR NO. 2107 W. Y. PREVATTE

Plats 341 Pg 99
Filed and Recorded Sep-24-2008 03:13pm
2008-0243745
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

By: _____
WALTER Y. PREVATTE, GA. R.L.S. #2107

REVISED FINAL PLAT
OF
ASBURY PARK
A.K.A. OLDE TOWNE PHASE 1A
UNITS #9–#21

LAND LOT 98 14TH DISTRICT
FULTON COUNTY CITY OF HAPEVILLE GEORGIA
JULY 22, 2008: ORIGINAL BOUNDARY SCALE: 1" = 30'
JULY 22, 2008: CONDO PLAT
JULY 24, 2008: REVISED
JULY 29, 2008: REVISED FINAL PLAT
AUGUST 27, 2008: REVISED STORM
SEPTEMBER 4, 2008: REVISED

TECHNICAL SURVEY SERVICES, INC.
Land Surveyors
794 WEST CIRCLE, SW
CONYERS, GEORGIA 30012
Telephone (770) 922-6391
FAX (770) 922-0767

JOB: OLDTOWNE.CRD SCREEN FILE: OLDETOWNE.DWG

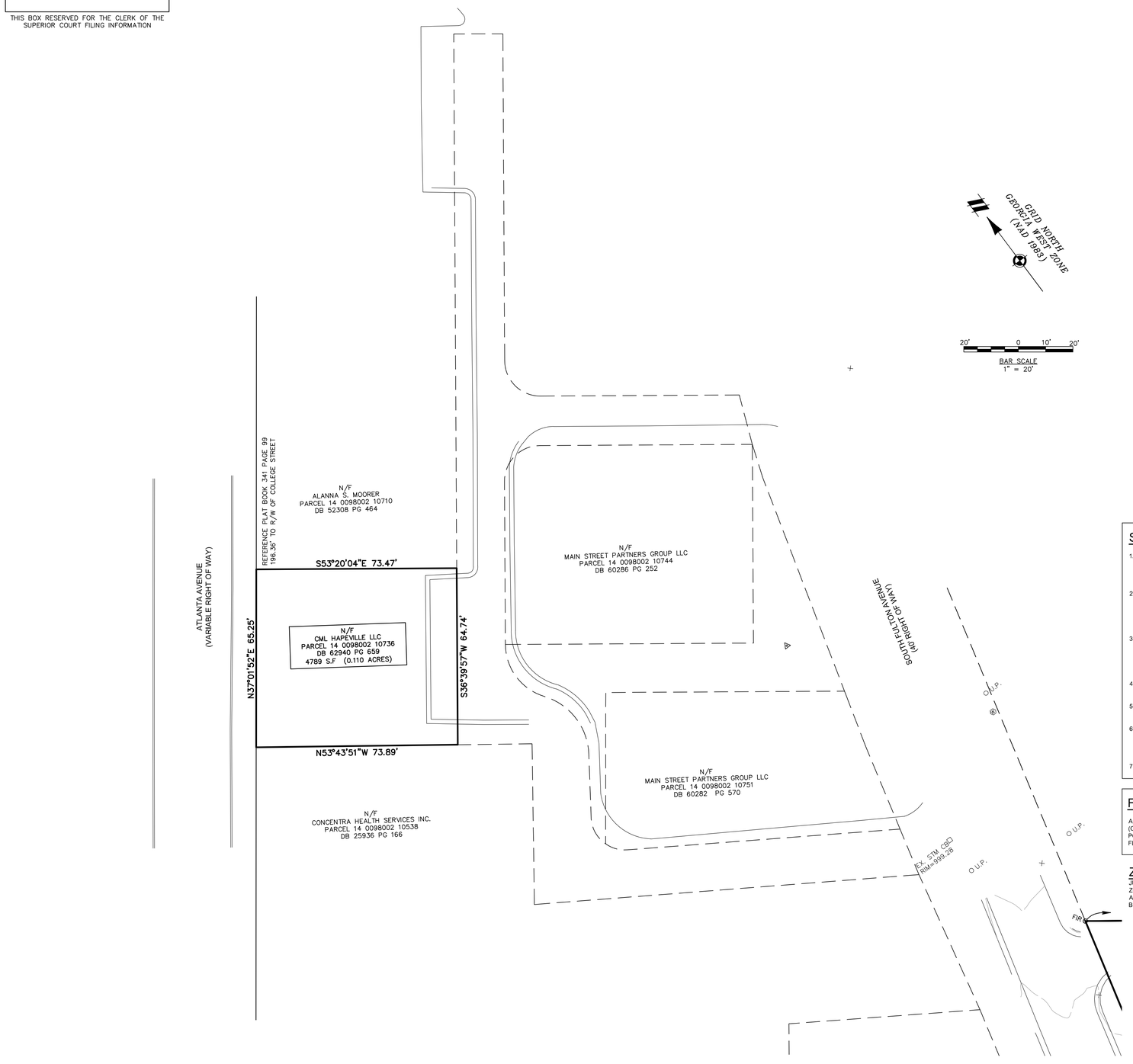
https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2211818&key1=341&key2=99&county=60&countyname=FULTON&userid=556847&appid=28
Page 290 of 423

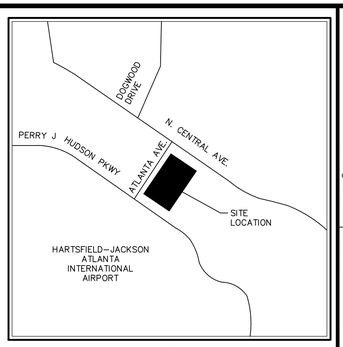
THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

RETRACEMENT SURVEY FOR:

HAPEVILLE TOWN HOMES

POD A
ATLANTA AVENUE
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA





VICINITY MAP
NOT TO SCALE

LEGEND

O FIR	FOUND IRON ROD		MAILBOX
O FIP	FOUND IRON PIPE	Ⓑ	BOLLARD
⊠	R/W MONUMENT		SIGN
	SUBJECT BOUNDARY LINE		GROUND LIGHTING
	SECTION CORNER		LIGHT POLE
	ADJACENT BOUNDARY LINE	O U.P.	UTILITY POLE
R/W	RIGHT OF WAY LINE		GUY ANCHOR WITH WIRE
X X	EXISTING FENCE	OHE OHE	ELECTRIC OVERHEAD
	GUARD RAIL	□ T	TELEPHONE PEDESTAL
	BUILDING STRUCTURE	T T	UNDERGROUND TELECOM
	STRUCTURE OVERHANG	Ⓕ	FIBER OPTIC MARKER
	CONCRETE PAVEMENT		HANDHOLE
	ASPHALT PAVEMENT	Ⓔ	ELECTRIC METER
	GRAVEL PAVEMENT	□ E	ELECTRIC RISER
×11.20	EXISTING SPOT ELEVATION		AIR CONDITIONING UNIT
40	EXISTING GROUND CONTOUR	Ⓔ	ELECTRIC TRANSFORMER
	EDGE OF WATER	E E	UNDERGROUND ELECTRIC
	DITCH CENTER LINE	Ⓖ	GAS METER
	WETLAND DELINIATION	Ⓖ	GAS VALVE
	EXISTING TREE-DECIDUOUS	G G	UNDERGROUND GAS
	EXISTING TREE-CONIFEROUS	Ⓖ	GAS WARNING POST
	LIMITS OF VEGETATION	Ⓦ	WATER METER
	STORM SEWER		WATER VALVE
	EXISTING CUVLERT		FIRE HYDRANT
	STORM WATER MANHOLE	W	UNDERGROUND WATER
	STORM CATCH BASIN	∘C.O.	SANITARY CLEAN OUT
			SANITARY SEWER MANHOLE
			SANITARY SEWER

SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANES COORDINATES (NAD83), WEST ZONE, US FOOT. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON AUGUST 25, 2021 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
4. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY. OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. EQUIPMENT USED FOR MEASUREMENT:
   ANGULAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   LINEAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   GPS: TRIMBLE R10 GPS RECIEVER
7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR FULTON COUNTY, GEORGIA (COMMUNITY PANEL NUMBER 13121C0386F, EFFECTIVE DATE SEPTEMBER 18, 2013), NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

ZONING

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS

FRONT	0' MIN/15'MAX
SIDE	0'
REAR	0'
MAX BUILDING HEIGHT	3-STORIES / 45'

SURVEYOR'S CERTIFICATIONS

PER HB 76:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

PER CITY OF HAPEVILLE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 26,025 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 121122 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 0.110 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HERE IN WAS A TRIMBLE SX8 ROBOTIC TOTAL STATION.

GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

10/12/21

By: JOHN MARK DUNLAP, LS DATE
GEORGIA REGISTERED LAND SURVEYOR #3142
DATE OF EXPIRATION 12/31/21

811 Know what's **below.** **Call** before you dig.

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ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PARKWAY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200

LOCATED IN
LAND LOTS: 95, 96, 97, 98
14TH DISTRICT
FULTON COUNTY, GEORGIA

CLIENT: D.R. HORTON

RETRACEMENT SURVEY FOR
HAPEVILLE TOWN HOMES

DATE: 10/12/2021

REVISIONS

DWG.	MD / CH.
P.M.	T. STONE
CODE	AS
JOB	21002729
SHEET NO.	1 OF 1

FILE NAME: R:\21002729-Hapeville, GA Townhomes\DWG\Survey\21002729AS-01 Hapeville Town Homes.dwg LAST SAVED BY: mdunlap 10/12/2021 11:35 AM PLOTTED BY: Mark Dunlap 10/12/2021 PAPER: PROVIDE PAPER SIZE (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: BASE-STANDARD.CTB

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: November 8, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – POD A, 3560 Atlanta Ave

BACKGROUND

The City of Hapeville has received a site plan application from Theo Stone of Atwell, LLC on behalf of CMLA Hapeville for a .113 acre 2 townhome unit development to be located at 3560 Atlanta Avenue.

The property is zoned RMU, Residential Mixed Use and is subject to the requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

Article 11.5 – RMU Zone (Residential Mixed Use)

Sec. 93-11.5-1. - Intent.

The RMU district is established in order to:

(1)Ensure development that is consistent with neo-traditional planning practices, which are often defined by pedestrian-oriented buildings, interconnected streets, a mix of uses and housing types, and a compact walkable scale.
(2) Help create a compact, dense, and distinguishable core area;
(3) Provide for an urban form allowing mid-rise structures;
(4) Encourage multiple uses within the same structure; and
(5) Include street oriented activity and pedestrian amenities at the street level of structures.

Sec. 93-22.1-1. - Chart of dimensional requirements

Dimensional Requirements for **RMU Zoning** are as follows:

							Minimum Front Yard Setback		Minimum		Maximum			
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot

Single Family Attached	20'/30'	1200	M	1000	100	1/15	0/15	0/15	0	0	3/ 45'	1 DU	H	A

h. All live-work units shall provide a total of three parking spaces per dwelling unit, one of which may be provided in adjacent on-street parking.

m. Reference subsection 93-11.5-3(18) Residential density limitations.

Sec. 93-11.5-3. - Permitted uses.

The following are permitted within the RMU zone:

(10) Single-family attached dwellings with at least two units attached, but no more than 12, and subject to the density restrictions in subsection (16).

(16) Residential density limitations shall be as follows:

a. The maximum permitted residential density of a master planned development zoned RMU shall not exceed:

(i) Twenty units/acre for single-family detached;

(ii) Thirty-six units/acre for single-family attached patio/townhomes and live-work units;

(iii) Fifty units/acre for multifamily.

In no case shall the maximum combined residential density exceed 75 units per acre, calculated based on the total acreage of the project, including multiple parcels or city blocks.

b. The residential density of individual parcels or blocks within a master planned development may be greater or less than 75 units per acre, provided the project's combined average maximum permitted residential density shall-not exceed a combined total of 75 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant; and

c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.

Sec. 93-11.5-6. - Area, placement, and buffering requirements.

All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

(1) *Lot area and width.* The minimum area shall be established by the restriction governing lot coverage, setbacks, height, and parking requirement as found in article 22.1 and set forth herein. Generally, no lot shall have a minimum frontage of less than 20 feet; however, **single-family residential lots shall have a minimum frontage of 30 feet.**

Compliant

(2) *Front yard.* See subsection (3) below.

(3) *Build-to line.* The minimum build-to line shall be zero feet and the maximum shall be 15 feet, provided that the maximum build-to line may be increased as determined to be necessary and advisable by the city planning commission in the course of its site plan review process. In determining such increase, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares, their relationship to existing and proposed parks and plazas, the location of existing mature trees, and the supplemental area of adjacent structures. Where the build-to line is modified to provide parks and plazas, said facilities shall be directly accessible to the public during normal city park hours.

Dimensions not provided. Should be consistent with adjacent townhomes.

(4) *Side yards.* There shall be no minimum side yard requirement except as required by subsection (9) for residential zone buffers.

(5) *Rear yards.* There shall be no minimum rear yard requirements except as required by subsection (9) for residential zone buffers.

(6) *Distance between buildings.* The minimum distance between two buildings on a single lot or on contiguous property shall only be limited by applicable public safety and fire codes.

(7) *Height regulations.* For those structures zoned RMU, the maximum permitted height shall not exceed the lesser of six stories or 96 feet.

Height not provided. Should be consistent with adjacent townhomes.

(8) *Sprinkling standards.* All proposed development shall meet applicable sprinkling standards set forth by the National Fire Protection Association (NFPA) and all state and city codes and ordinances.

(9) *Residential buffer.* Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:

a. A minimum 15-foot landscaped buffer located within the U-V zone along the district line. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.

b. A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.

c. The tree spacing and wall placement requirements of subsections a. and b. above may be adjusted by the planning and zoning manager where the applicant wishes to preserve existing specimen trees within the required buffer. This may include alternative arrangements that minimize the impacts of the screening requirements on the health of existing trees.

Not applicable

Sec. 93-11.5-7. - Supplemental area requirements.

Supplemental areas shall meet the following requirements:

(1) The following may not be located in the supplemental area:

a. Recreational areas and facilities such as swimming pools or tennis courts;

b. Fences and walls, except up to four feet in height for outdoor dining;

c. Service elements such as dumpsters, loading docks and similar elements; and

d. Mechanical features.

Compliant

(2) Adjacent to ground floor retail or restaurant uses the supplemental area:

a. Shall be at the same grade, slope, and cross slope as the adjacent required sidewalk;

b. Shall be hardscaped for a minimum of 80 percent of its horizontal area with decorative pavers, brick, slate, or stamped or colored concrete, but not asphalt;

c. Shall be accessible to the general public and may be used for pedestrian amenity elements such as benches, trees, lighting, outdoor dining, merchandise display and potted plants.

d. Eating places shall be permitted to have an outdoor dining area subject to compliance with the following provisions:

(i) The outdoor dining area shall not be located in the sidewalk clear area nor shall it obstruct pedestrian movement, fire lanes, access to any business, or areas designated for access by the physically impaired. Outdoor dining within the public right-of-way may not be surrounded by fences or walls and shall utilize movable tables and chairs.

(ii) The number of seats in the outdoor dining area shall not exceed fifty (50) percent of the number of indoor seats within the eating place.

(iii) Compliance with applicable state and county health regulations.

Not applicable

(2) This section shall not be deemed to permit signage or structural alterations such as canopies or walls regulated elsewhere in this chapter.

Not applicable

(4) Adjacent to ground-floor dwelling units, excluding live-work dwellings, the supplemental area:

a. Shall be landscaped, except for area used for stoops, porches, wheelchair ramps, or walkways;

b. Shall be planted with canopy trees, as established in chapter 93, article 29, an average of 30 feet on-center as measured parallel to the front lot line.

c. Shall be differentiated from the adjacent sidewalk by a continuous wall, fence, hedge, or retaining wall between six and 30 inches in height.

Trees have been provided. No detail is available regarding a continuous wall, fence, hedge or retaining wall.

(5) The supplemental area, when adjacent to ground-floor live-work dwellings or other uses, or when not adjacent to a building, shall be subject to subsections (2) and (4).

Not applicable

Sec. 93-11.5-8. - Sidewalk requirements.

Public sidewalks shall be located along all existing and new public and private streets, excluding private alleys. Sidewalks shall be of the widths indicated below and shall consist of two areas: a landscape area and a clear area. The following regulations shall apply to all required sidewalks:

(1) *Sidewalk landscape area requirements.*

a. The landscape area shall have a minimum width of five feet and shall be located adjacent to the curb.

b. The landscape area may be paved adjacent to on-street parking when located adjacent to ground floor retail, and shall be landscaped in all other areas.

c. Street trees shall be planted on average 30 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall comply with the requirements of chapter 93, article 29, shall be limbed up to a minimum height of seven feet, and shall be of an appropriate street tree species found in appendix A, attached to the ordinance from which chapter 93, article 29 was derived. The city planning commission may approve an alternate for street tree requirement subject to constraints such as overhead or underground utilities or underground utility easements.

d. The landscape area is also intended for the placement of street furniture, including utility poles, waste receptacles, fire hydrants, traffic signs, bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility as determined by the city.
e. The landscape area shall be maintained by the adjacent property owner.
f. Where tree grates are provided they may encroach into the sidewalk clear area a maximum depth of two feet and the landscape area may be reduced by a corresponding depth.

Existing sidewalk

(2) *Sidewalk clear area requirements.*
a. The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic control boxes, traffic signs, awnings, canopies, and utility structures. The sidewalk clear area shall have a consistent cross slope not exceeding two percent.
b. No awning or canopy shall extend more than five feet over the clear area.
c. The sidewalk clear area shall comply with the standards established in chapter 81 (City of Hapeville Architectural Design Standards), section 81-1-6 of the Hapeville Code of Ordinances.
d. Where property within the district abuts a residential zone without an intervening street, the sidewalk area within 20 feet of such district shall taper when necessary to provide a smooth transition to the existing residential zone sidewalk. In the event that the abutting residential zone has no existing sidewalk, the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the city planning commission.

Existing sidewalk

(3) *Paving materials to remain continuous.* Any paving materials, including concrete, special pavers, or decorative paving within the landscape area or clear area shall continue across any intervening driveway.

Not applicable

Sec. 93-11.5-9. - Parking and curb cut requirements.

In addition to the requirements of article 23 of this chapter, off-street parking and loading, the following requirements shall apply within the RMU district:

(1) See article 22.1 for minimum parking space requirements.
(2) See section 93-23-7 of the Hapeville Code of Ordinances for mixed-use developments, which may be reduced as authorized by the board of appeals subject to a shared parking arrangement under the following criteria:
a. The minimum number of parking spaces for a project where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are limited or not available, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes the use of an existing

parking facility, then field surveys shall be conducted to determine actual parking accumulation.

b. An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:
   (i) A to-scale map indicating location of proposed parking spaces;
   (ii) Hours of business operation of nonresidential parking users;
   (iii) Copies of the legal instrument that authorizes the use of shared parking facilities, which shall be filed with the department of economic development.

c. Where authorized shared parking exists, and a change affecting the shared use occurs, the applicant shall have up to 30 calendar days to provide the city planning and zoning manager with a valid legal instrument reflecting the modified parking arrangements.

d. A change to any of the conditions identified in this subsection, except as identified in subsection (2)c. above, shall terminate authorization for shared parking. A shared parking arrangement shall be deemed a condition of the zoning and any modification will require a new site plan, parking plan, and zoning approval.

Not applicable

(3) Developments are permitted a maximum of two driveway curb cuts per block face. For the purposes of this Section, two curb cuts serving two one-way driveways shall only be counted as one curb cut.

Not applicable

(4) No curb cuts, driveways or circular drives shall be permitted on South Central Avenue or Atlanta Avenue where access can be provided from a side or rear street.

Compliant

(4) Rear alleys or rear drives shall be provided to access attached single-family garages, detached single-family dwelling garages, and commercial loading and service areas.

Compliant

(5) Carports shall be prohibited.

Not applicable

(6) Garages shall not face adjacent streets except where alley or rear drive access is not feasible, in which case such garages shall be set back a minimum of 25 feet from the build-to line. All garage materials shall match those of the principal structure.

Compliant

(7) Parking structures shall conceal automobiles from view, shall have the appearance of a horizontal storied building on all levels, shall be faced in brick, stacked stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stacked stone. Parking structures adjacent to the supplemental area shall also meet the requirements of subsection 81-1-6(e) of the Hapeville Code of Ordinances.

Not applicable

(8) Bicycle or moped parking spaces are required as follows: All nonresidential uses shall provide one such space for every 20 automobile spaces and condominium and apartment uses shall provide one such space for every five units provided that no such uses shall have fewer than two such spaces or be required to exceed 30 spaces. Such spaces shall be located within the sidewalk landscape area a maximum distance of 100 feet from the primary pedestrian entrance, or within the supplemental area and at least as close as the closest automobile space, except for

handicapped parking spaces. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.

Not applicable

(10) Dumpsters shall be entirely screened from view of any street with vertically enclosed opaque walls matching the materials of the principal structure. Dumpsters shall not be permitted between a primary building and a public street.

Not applicable

Sec. 93-11.5-10. - Greenspace and open space requirements.

In addition to the requirements of chapter 93, article 29, and section 93-23-18 of this Code, master planned developments in excess of two acres shall be required to provide and maintain a minimum of 20 percent greenspace/open space. Calculations for greenspace/open space shall exclude required sidewalks and landscape strips along streets, but may include the following:

(1) Parks;
(2) Playgrounds;
(3) Trails;
(4) Gardens;
(5) Undeveloped space designated or habitat restoration and preservation;
(6) Plazas improved for pedestrian use shall also be considered greenspace when finished in brick or stone pavers and planted with at least one canopy tree per 2,500 square feet of area, with a minimum of 100 square feet of unpaved planting area around each tree.

Not applicable

Sec. 93-2-16. - Site plan review.

(a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of side planning and design resulting in quality development in the city.

(b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

(c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

(1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

a. The locations, size and height of all existing and proposed structures on the site.

The plans show the location of one 2-unit townhome building.
Setback dimensions are not provided. The applicant should provide actual dimensions for setbacks from all property lines to the closest vertical elements of the building.

b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

2 rear entry concerte driveways are shown. Dimensions are not provided.
A sidewalk is shown along Atlanta Avenue. Detail, including dimensions, are not provided.

c. The locations, area, and number of proposed parking spaces.

The garages appear to accommodate two parking spaces per dwelling unit (only 1 is required).

d. Existing and proposed grades at an interval of five feet or less.

Provided on separate grading sheet.

e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

See Arborist Report

f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.

Provided

g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

Provided

h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

None shown (see above).

i. The identification and location of all refuse collection facilities, including screening to be provided.

Individual units to provide cans.

j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

Provided. See engineer's report.

k. Location and size of all signs.

Not applicable.

(2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

(3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

(4) *Project data.*

a. Site area (square feet and acres).

The total site area is .113 acres.

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

Impervious surface has not been provided.

c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

Total dwelling units: 2. 3 Bedroom, 3 1 /2 bath units.

d. Floor area in nonresidential use by category.

Not applicable

e. Total floor area ratio and/or residential density distribution.

Compliant

f. Number of parking spaces and area of paved surface for parking and circulation.

2 parking spaces per dwelling unit provided in each unit's garage.

(5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

Compliant

FINDINGS

Staff recommends approval of the site plan with the following conditions.

1. Provide impervious surface detail and total.
2. Provide dimensions for 2 rear entry concrete driveways.
3. Provide dimenisons for sidewalk is shown along Atlanta Avenue.
4. Provide detail for required continuous wall, fence, hedge or retaining wall.
5. Provide setback dimensions for all vertical elements.
6. Provide height for townhomes.
7. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
8. Address any outstanding issues on the Engineer's Report.
9. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and the sign permit applications will be reviewed separately.

Any approval of the site plan requires the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Atlanta Ave
College St

Keck+Wood
COLLABORATION BY DESIGN

November 12, 2021

Ms. Adrienne Senter
Planning & Development Coordinator
Department of Economic Development
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: Hapeville Townhomes Pod A
3560 Atlanta Avenue
Concept Site Plan Review No. 1
K&W Ref. No. 211052.40

Dear Ms. Senter:

As requested, I have reviewed the Concept Site Plan for the Hapeville Townhomes Pod A site to be located on a total of 0.113 acres on Atlanta Avenue within an RMU Zoning District. The proposed development will include 2 units. This review is for compliance with the site plan review requirements of Section 93-2-16 of the City ordinances. The initial submittal was received on October 28, 2021. The plans were prepared by Atwell, with no design professional seal. My comments are as follows:

1. The building appears to be located over an existing water main that will need to be relocated and be located in a permanent easement well clear of the proposed buildings.
2. The zoning of adjacent properties should be shown on the plans.
3. Plans for how existing trees over 3 inch caliper are to be retained on the site per Section 93-2-16(c) (2) were not provided.
4. Building sections and elevations per Section 93-2-16(c)(3) and (4) were not provided.
5. While this submittal review is for concept site plan approval only, the applicant should be aware that submittal and review of detailed site construction drawings will still be necessary prior to land development permitting.

I have retained one copy of the plans provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Very truly yours,

KECK & WOOD, INC.

Michael J. Moffitt

Michael J. Moffitt, P.E.

1891 Hapeville GEORGIA

A Community with a Heart

FIRE DEPARTMENT

DAVID BLOODWORTH
FIRE CHIEF

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: Asbury Park Townhome Development Pods A-F

Date: November 9, 2021

This development could possibly have an impact on the Fire Department due t narrow access streets/alleys. Automatic Fire Sprinkler Systems may be required for each unit. This also could have an impact manpower. If you should need any more information, please let me know. Thanks.

POD "B"

21-PC-11-52

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant ATWELL, LLC - THEO STONE

Mailing Address: 1255 LAKES PARKWAY, B-100, S-120, LAWRENCEVILLE GA 30043

Telephone 770-767-6841 Mobile # [redacted] Email tstone@atwell-group.com

Property Owner (s) CML HAPEVILLE

Mailing Address 3715 NORTHSIDE PKWY NW BUILDING 400-100

Telephone 404-846-4010 Mobile #_____

Address/Location of Property: 627 COLLEGE ST., 623 COLLEGE ST., 613 COLLEGE ST., 609 COLLEGE ST.

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 009800200521, 14 009800200380, 14 009800200372, 14 009800200364

Present Zoning Classification: RMU Size of Tract: 1.01 acre(s)

Present Land Use: SINGLE FAMILY LOT(S) / VACANT

Please check the following as it applies to this application

X Site Plan Review
_____Conditional Use Permit
_____Temporary Use Permit Other (Please State) _____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Applicant's signature

Date: 10/11/2021

Sworn to and subscribed before me

This 11 **day of** October, 2021.

Notary Public

CAROLYN A DAVIS
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires 03-11-2023

3

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

PROPOSED PROJECT IS FOR THE CONSTRUCTION OF 14 TOWNHOME UNITS ON A VACANT .1.01 ACRE PARCEL. PROJECT WILL INCLUDE INSTALLATION OF SUBSURFACE UTILITIES AND ROAD INFRASTRUCTURE.

B

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

627 COLLEGE ST., 623 COLLEGE ST., 613 COLLEGE ST., 609 COLLEGE ST.

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant:
ATWELL, LLC - THALONIUS "THEO" STONE

Address of Applicant:
1255 LAKES PARKWAY BUILDING 100, SUITE 120 LAWRENCEVILLE, GA 30043

Telephone of Applicant:
770-767-6841

Signature of Owner

Robert Earl Brown
Print Name of Owner

Manager of CMC Hapeville LLC

Personally Appeared Before Me this 8 day of October, 2021.

Deborah M. Carozza
Notary Public

DEBORAH M CAROZZA NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES 10/18/2024

8

Site Plan Checklist – <u>Please include with your application.</u>

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **<u>must</u>** contain the following information:

(Please ***<u>initial</u>*** each item on the list above certifying the all required information has been included on the site plan)

TS____ A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

TS____ Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

TS____ The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

TS____ Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

TS

The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

TS

The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

TS

Existing and proposed grades at an interval of five (5) feet or less.

TS

The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

TS

A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

TS

The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

TS

The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

TS

The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

____ Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.

____ Location and size of all signs. Detached single-family residential development may be exempt from this requirement.

TS Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.

TS Site area (square feet and acres).

TS Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

TS Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.

TS Total floor area ratio and/or residential density distribution.

TS Number of parking spaces and area of paved surface for parking and circulation

____ At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please ***initial*** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____

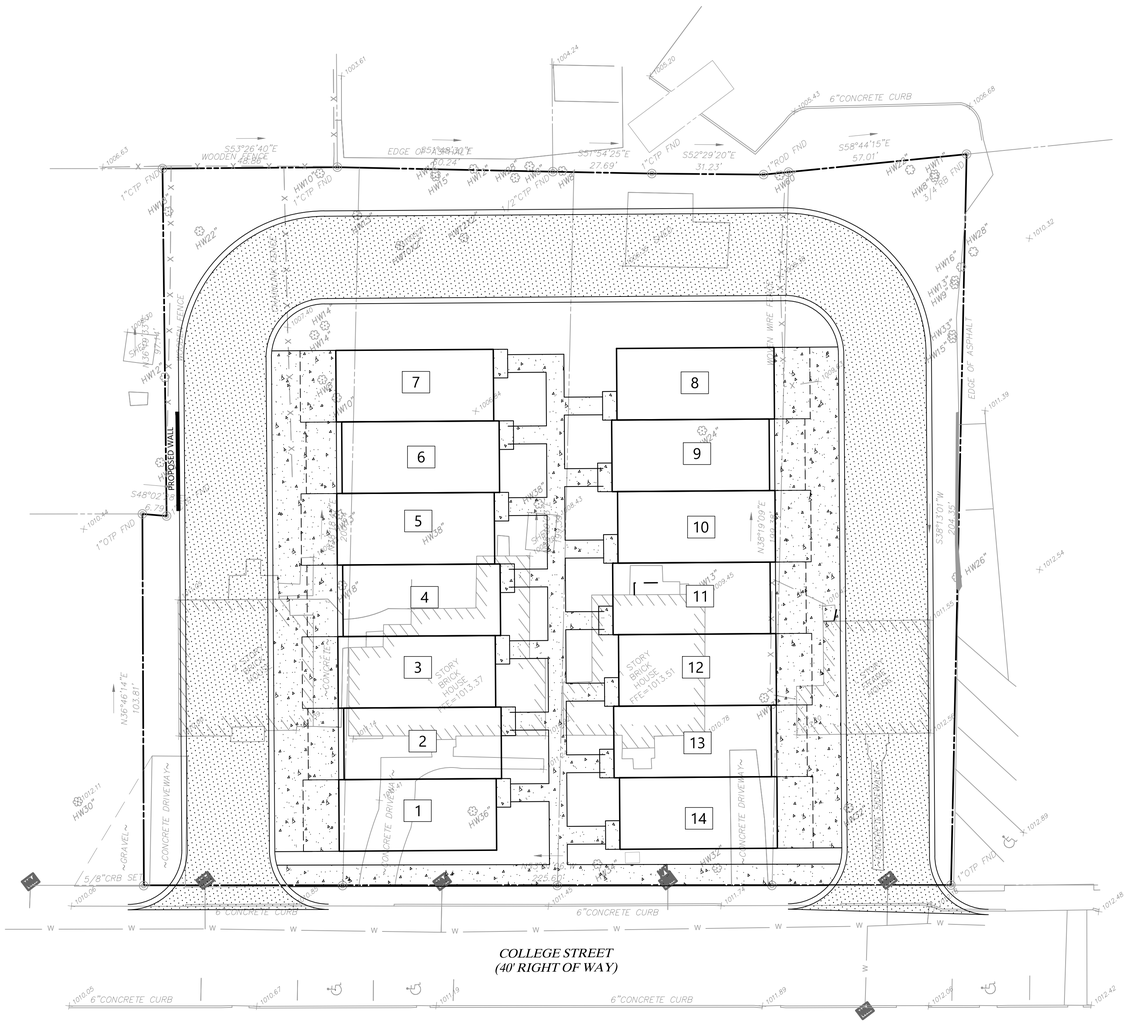
Date 10/11/2021

POD B

All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 98 of the 14th District of Fulton County, Georgia, containing 44362 square feet (1.018 acre), more or less, and being more particularly described as follows:

Commencing at the intersection of the northern right-of-way of College Street and the eastern right-of-way of South Fulton Street; thence 141.00 feet along the right-of-way of College Street to an iron pin, being the TRUE POINT OF BEGINNING; thence leaving said right-of-way North 36 degrees 38 minutes 18 seconds East, 100.50 feet to an iron pin; thence South 50 degrees 54 minutes 22 seconds East, 8.40 feet to a point; thence North 35 degrees 32 minutes 01 seconds East, 100.00 feet to an iron pin; thence South 53 degrees 36 minutes 58 seconds East, 47.10 feet to an iron pin; thence South 51 degrees 44 minutes 52 seconds East, 62.03 feet to an iron pin; thence South 52 degrees 20 minutes 55 seconds East, 27.54 feet to an iron pin; thence South 55 degrees 02 minutes 28 seconds East, 32.31 feet to a point; thence South 55 degrees 02 minutes 28 seconds East, 49.84 feet to a point; thence South 36 degrees 32 minutes 54 seconds West, 201.81 feet to a point on the northern right-of-way of College Street; thence along said right-of-way North 53 degrees 01 minutes 46 seconds West, 225.54 feet to the TRUE POINT OF BEGINNING.

Said property being a combination of Fulton County Georgia Parcels 14 0098002 00521, 14 0098002 00380, 14 0098002 00372, 14 0098002 00364, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3142.


SITE PLAN
S53°26'40"E
WOODEN FENCE
EDGE OF ASPHALT
S51°54'25"E
27.69'
S52°29'20"E
19.23'
S58°44'15"E
57.01'
6"CONCRETE CURB
1"OTP FND
1"CTP FND
1/2" ROD FND
3/4" OTP FND
HW01
HW02
HW03
HW04
HW05
HW06
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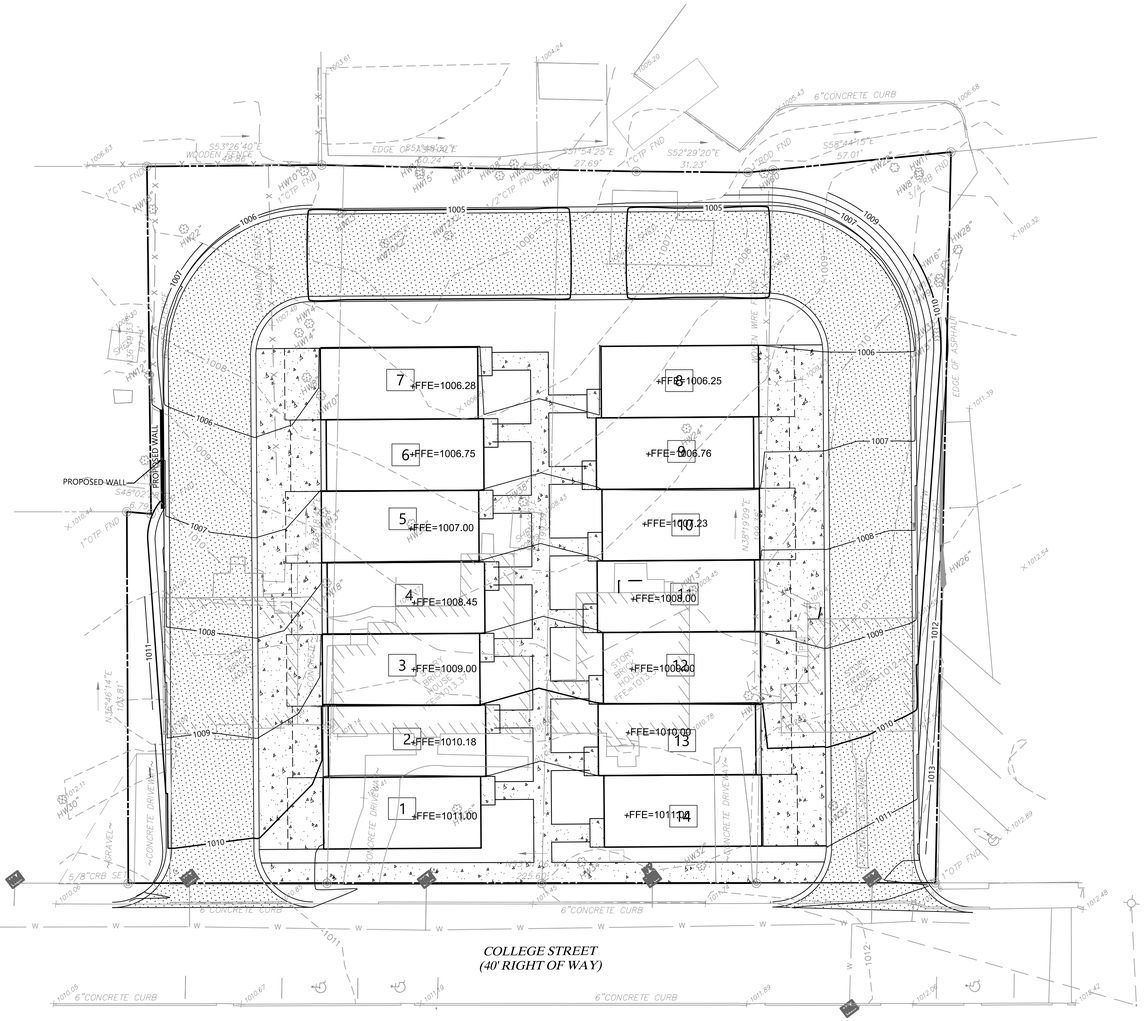
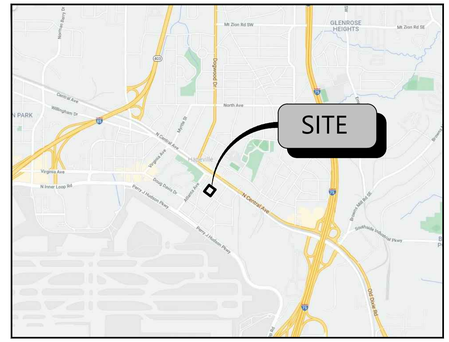
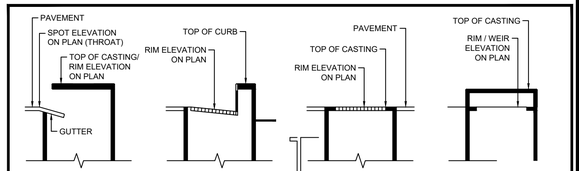




VICINITY MAP
N.T.S.



DEFINITION OF STRUCTURE SPOT ELEVATIONS
NOT TO SCALE

KEY NOTES

1	CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADE
2	RIDGE LINE
3	2:1 SLOPE
4	DRAINAGE SWALE @ 1.00% MIN. GRADE, CONTRACTOR TO FINE GRADE TO ENSURE POSITIVE DRAINAGE
5	ADA PARKING AREA, MAXIMUM SLOPE OF 2% IN ANY DIRECTION
6	8" HDPE HEADER PIPE FOR ROOF DRAIN CONNECTION, MINIMUM SLOPE OF 1%
8	CONTRACTOR TO TIE INTO AND MATCH EXISTING PAVEMENT

GENERAL NOTES:

1. ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
2. NOT SLOPES ARE TO BE STEEPER THAN 3:1
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
4. ALL TREES TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
5. TOPOGRAPHIC SURVEY BY PROJ SURVEYOR, DATED SURVEY DATE.
6. FLOOD PLAIN IS/IS NOT PRESENT ON THIS SITE PER FEMA FIRM MAP NUMBER 13121C0368F,13121C0366F, DATED SEPTEMBER 18, 2013.
7. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
8. OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY.
9. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AD GUTTER AND PAVEMENT TIE-ISN AND GRADING.
10. VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
11. ALL CLEANOUTS LOCATED IN PAVEMENT TO HAVE TRAFFIC RATED LIDS.
12. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.

GRADING LEGEND

	EXISTING PROPERTY LINE		PROPOSED STORM LINE
	EXISTING RIGHT-OF-WAY		PROPOSED RETAINING WALL
	EXISTING SETBACK LINE	x123.4	PROPOSED SPOT ELEV
	PROPOSED RIGHT-OF-WAY	2%	SLOPE ARROW
	PROPOSED SETBACK LINE		GRATE INLET
	100 YEAR FLOOD PLAIN		STORM MANHOLE
123	EXISTING MINOR CONTOURS		DOUBLE WING CATCH BASIN
123	EXISTING MAJOR CONTOURS		SINGLE WING CATCH BASIN
123	PROPOSED MINOR CONTOUR		AREA INLET
123	PROPOSED MAJOR CONTOUR		OUTLET CONTROL STRUCTURE
	PROPOSED BREAK LINE		HEADWALL
	EXISTING STORM LINE		SANITARY SEWER MANHOLE

Know what's below. Call before you dig.

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CERTIFICATE OF AUTHORIZATION
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PROJ SECTION
COLLEGE ST
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTO
HAPEVILLE TOWN HOMES POD B
SITE DEVELOPMENT PLANS
GRADING PLAN

DATE 2021-10-07

REVISIONS

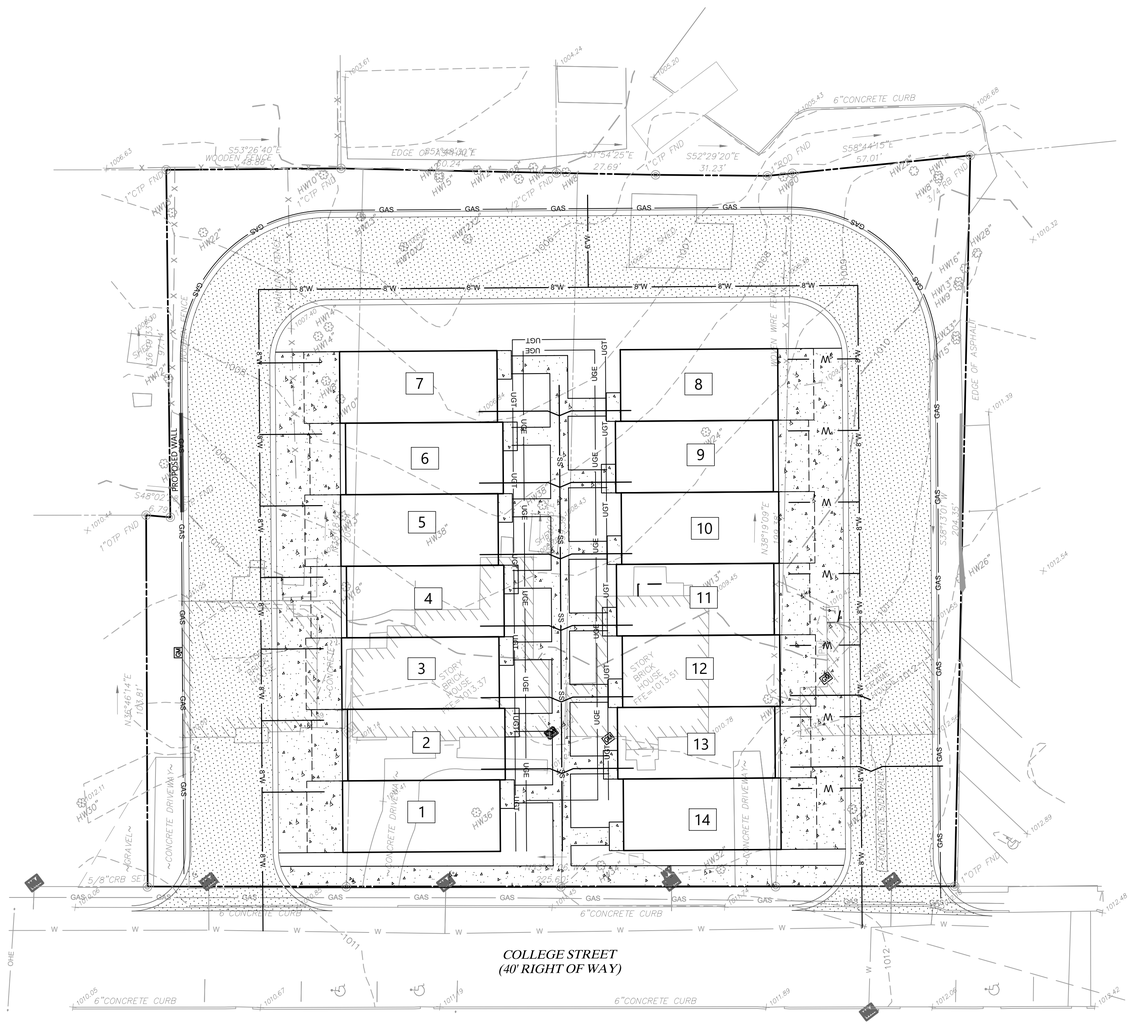
0 10' 20'
SCALE: 1"=20'

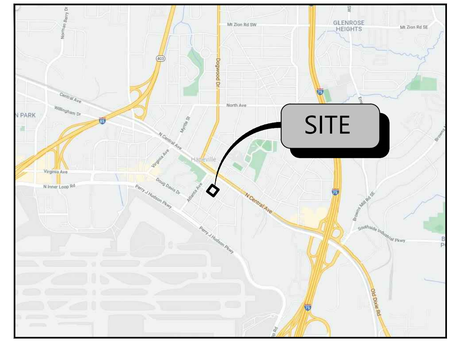
DRAWN BY: DRAWN BY
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-4.0

CAD FILE: C300 GRADING PLAN POD B

BOTTOM RIGHT

FILE NAME: k:\21002729-hapeville, ga townhouses\DWG engineering\04 production pod b\C300 GRADING PLAN POD B.dwg LAST SAVED BY: rdill 10/11/2021 10:24 AM PLOTTED BY: Thea Stone 10/12/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB





VICINITY MAP

N.T.S.

KEY NOTES

1	UNDERGROUND POWER SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
2	UNDERGROUND TELEPHONE SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
3	CONTRACTOR TO BEND LINE AS NECESSARY TO ENSURE VERTICAL CLEARANCE
4	HORIZONTAL BEND
5	3/4" COPPER DOMESTIC WATER LINE
6	CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE EXACT SIZE AND LOCATION WITH GEORGIA POWER.
7	REFER TO ARCH PLANS FOR ALL UTILITY ENTRY LOCATIONS AND INTERNAL CONNECTIONS
8	MAIN SIZE x 3/4" TAPPING SLEEVE & GATE VALVE FOR DOMESTIC WATER LINE. TIE INTO PROPOSED WATER MAIN PER DOUGLAS COUNTY WATER.
9	3/4" DOMESTIC WATER TO BE INSTALLED BY DOUGLAS COUNTY WATER
10	CONTRACTOR TO INSTALL 2" RPZ BACKFLOW PREVENTER
11	3/4" x 2" x 2" TEE
12	3/4" COPPER IRRIGATION WATER LINE
14	CONTRACTOR TO INSTALL 3/4" RPZ BACKFLOW PREVENTER FOR IRRIGATION SYSTEM
15	NATURAL GAS SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
17	HOSE BIBB, REFER TO ARCH PLANS FOR DETAILS
18	SITE LIGHTING, SEE PHOTOMETRIC PLAN (BY OTHERS) FOR DETAILS

GENERAL UTILITY NOTES:

1.) CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DESIGN ASSUMPTIONS.

2.) LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY PROJ SURVEYOR, DATED SURVEY DATE. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.

3.) MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.

4.) REFER TO ARCHITECTURAL PLANS FOR ON SITE UTILITY CONDUITS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS

5) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

CAUTION NOTE:

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITH IN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY LEGEND

	EXISTING PROPERTY LINE		SEWER SERVICE (SINGLE SERVICE)
	EXISTING RIGHT-OF-WAY		SANITARY SEWER CLEAN OUT
	EXISTING SETBACK LINE		POST INDICATOR VALVE
	PROPOSED RIGHT-OF-WAY		WATER SERVICE (DOUBLE SERVICE)
	PROPOSED SETBACK LINE		WATER SERVICE (SINGLE SERVICE)
	100 YEAR FLOOD PLAIN		WATER METER
CATV	CABLE LINE		WATER BEND 11.25°
OHE	ELECTRIC OVERHEAD LINE		WATER BEND 22.5°
UGE	ELECTRIC UNDERGROUND LINE		WATER BEND 45°
GAS	GAS LINE		WATER BEND 90°
SS	SEWER LINE		WATER TEE
SSFM	SEWER FORCEMAIN		GATE VALVE
OHT	TELEPHONE OVERHEAD LINE	DDC	DOUBLE DETECTOR CHECK VALVE ASSEMBLY
UGT	TELEPHONE UNDERGROUND LINE		FIRE HYDRANT
W	WATER LINE	FDC	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE		GREASE TRAP
	SEWER SERVICE (DOUBLE SERVICE)	T	ELECTRICAL TRANSFORMER
			LIGHTING FIXTURE

811 Know what's **below.** **Call** before you dig.

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SITE DEVELOPMENT PLANS
UTILITY PLAN

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CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
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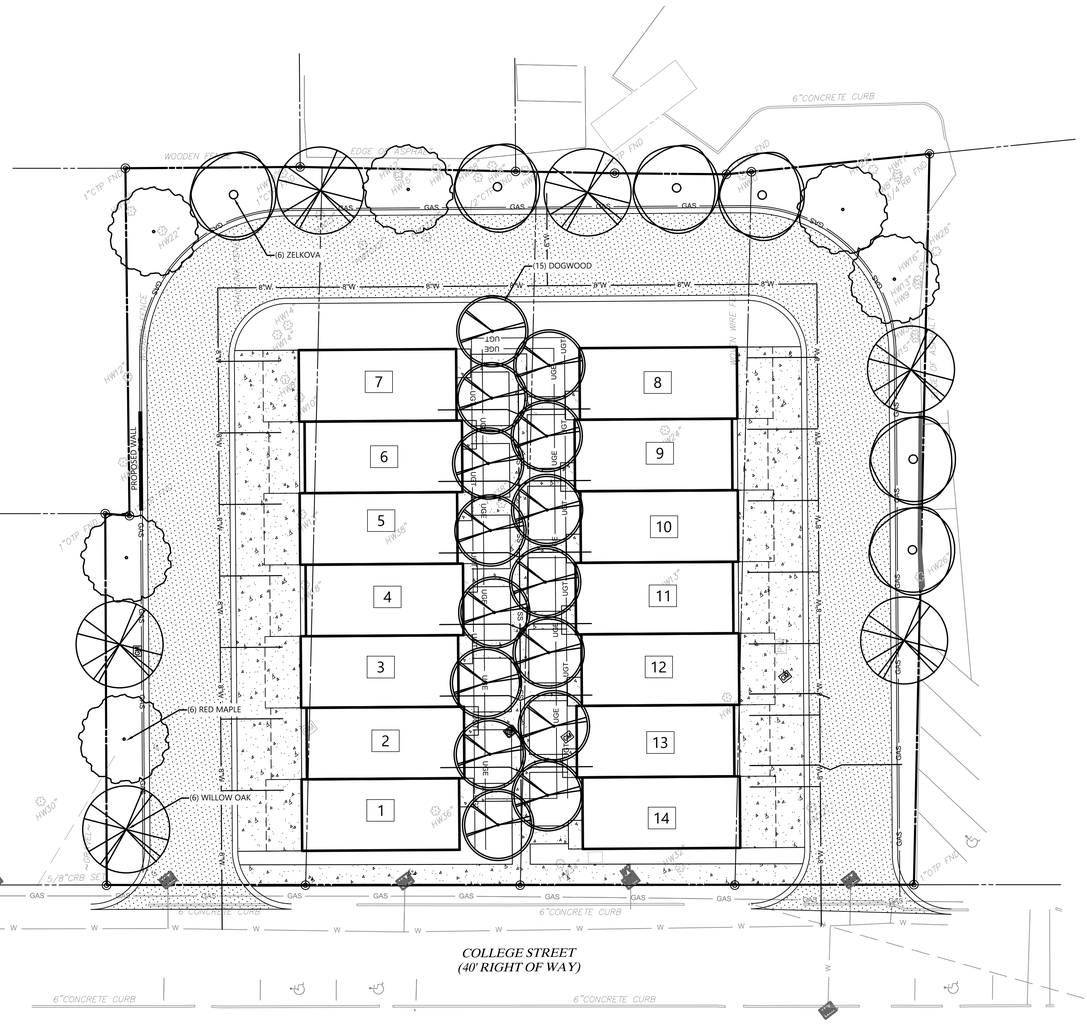
SHEET NO. C-5.0

CAD FILE: C400 UTILITY PLAN POD B

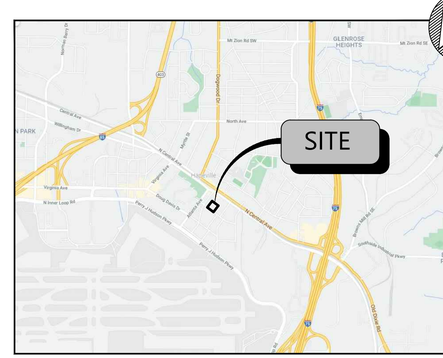
BOTTOM RIGHT

FILE NAME: K:\21002729-hapeville_gp_townhouses\DWG-engineering\04 production psd's\C400 UTILITY PLAN POD B.dwg LAST SAVED BY: tsbooka ON:7/2021 9:12 AM PLOTTED BY: Thea Stone ON:12/12/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB



GENERAL

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL WORK AS SPECIFIED IN ACCORDANCE WITH THE PLANS AND AS LISTED IN THE GENERAL NOTES.
2. BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.
3. ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDINGS, CURB, OR WALKS SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
4. THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. THE LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PARTS OF THE PROJECT.
6. ALL PROPOSED PLANT MATERIALS SHALL BE FREE FROM INJURY, PEST, DISEASE, OR ROOT DEFECTS AND SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
7. PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.
8. THE PLANT LIST IS FOR THE LANDSCAPE CONTRACTORS CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COUNT FROM THE PLAN AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
9. ALL LANDSCAPE AREAS WHERE ASPHALT OR CURBING HAS BEEN REMOVED AND ALL LANDSCAPE ISLANDS MUST HAVE CLEAN, FRIALBE TOPSOIL TO A TOTAL DEPTH OF TWO (2) FEET.
10. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LIMES, AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIAL.
11. INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-NEEDED BASIS.
12. ALL MOWABLE LAWN AREAS SHALL BE SODDED WITH BERMUDA GRASS. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED AS NOTED ON PLAN.
13. MULCH ALL GROUND COVER AND PLANTING BEDS AND A 4'-0" DIAMETER BASE AROUND ALL FREE STANDING TREES WITH 4" MIN. FRESH PINE STRAW.
14. WHERE TREES ARE PLANTED CLOSER THAN 5 FEET FROM CURB OR SIDEWALK, EITHER CONCRETE OR HDPE (HIGH DENSITY POLYURETHANE PLASTIC) ROOT BARRIERS MUST BE INSTALLED, THESE ROOT BARRIERS MUST BE A MINIMUM OF 30 INCHES DEEP.
15. ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS ON THE SITE.
16. SHRUB HEIGHTS SHALL BE MAINTAINED AT 2'-0" AND TREE CANOPIES SHALL BE ABOVE 6'-0" AT ALL PLANTING ISLANDS AND DRIVE OPENINGS WITHIN THE PARKING LOT AND INTERSECTING STREETS BY LANDSCAPE CONTRACTOR AND OWNER TO INSURE SAFE SIGHT DISTANCES.
17. ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
18. THE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE, INCLUDING WATERING, WEEDING, PRUNING, MOWING OF LAWNS, AND RE-MULCHING OF THIS WORK UNTIL DATE OF FINAL ACCEPTANCE.



VICINITY MAP

N.T.S.

FOR SODDED AREA

1. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT)
2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.
3. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.
4. SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAKES SHALL BE DRIVEN FLUSH WITH SOD AS NOT TO INTERFERE WITH MOWING OPERATIONS.
5. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.
6. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

GRASSING

1. PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
2. ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT REGROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED OR LOOSENED TO 4" MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST INTO THE TOP 2" TO 3".

INSPECTION

1. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY

1. ALL PLANT MATERIAL SHALL BE WARRANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLECT OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS-OF-GOD DAMAGE.
2. REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THRIVING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.
3. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

QTY	COMMON NAME	BOTANICAL NAME	SIZE (IN)	TOTAL IN	COMMENTS
6	WILLOW OAK	QUERCUS PHELLOS	4	24	B&B, 14-16' HT.
15	DOGWOOD	CORNUS FLORIDA	2	30	B&B, 10-12' HT.
6	RED MAPLE	ACER RUBRUM	4	24	B&B, 14-16' HT.
6	ZELKOVA	ZELKOVA SERRATA	4	24	B&B, 14-16' HT.
			TOTAL	**102**	

SITE DATA

POD B — 1.01 AC

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

TREE DENSITY

DENSITY REQUIRED	101 IN (100 IN/AC)
DENSITY PROVIDED	102 IN

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LANDSCAPE PLAN

DATE 2021-10-07

REVISIONS

0 10' 20'
SCALE: 1" = 20'

DRAWN BY: DRAWN BY
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. L-1.0

CAD FILE: L100 LANDSCAPE POD B
BOTTOM RIGHT

FILE NAME: Y:\21002729-Hapeville, GA Townhomes\2DWG\Engineering\04 PRODUCTION POD B\L100 LANDSCAPE POD B.dwg LAST SAVED BY: eGil 10/11/2021 2:21 PM PLOTTED BY: Raybuck ON 10/14/2021 PAPER: ARCH D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

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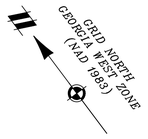
DATUMS

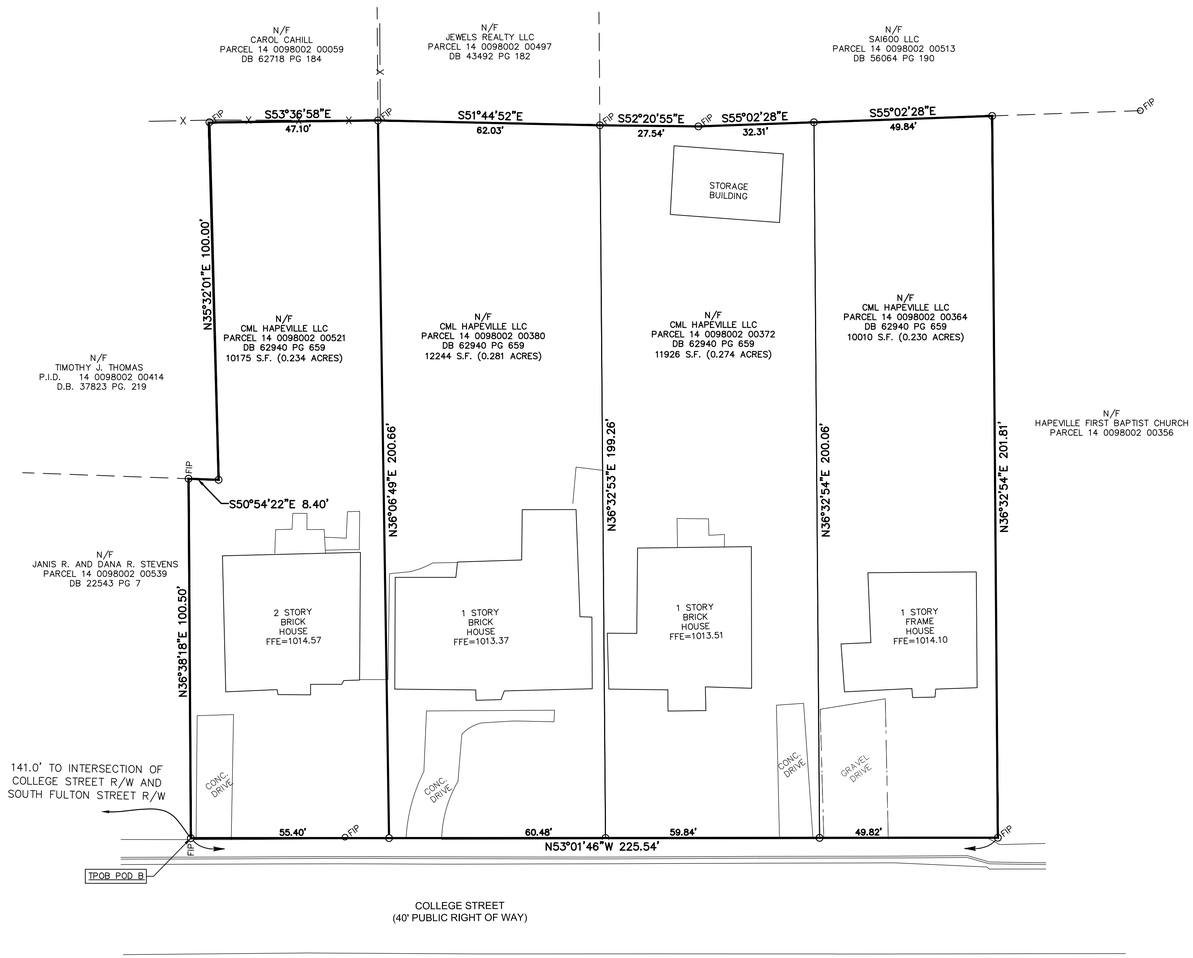
Horizontal: Grid North, NAD83, Georgia State Planes, West Zone
(North American Datum of 1983) (2011)
US Survey Foot, Fulton County, Georgia
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12 (Conus)

RETRACEMENT SURVEY FOR FOR:

HAPEVILLE TOWN HOMES
POD B

44,362 S.F. (1.018 ACRES) OF LAND
COLLEGE STREET, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

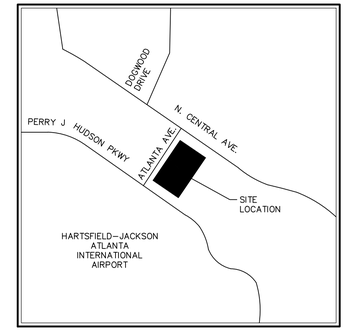




BAR SCALE
1" = 20'
20' 0 10' 20'

LEGEND

O FIR	FOUND IRON ROD		MAILBOX
O FIP	FOUND IRON PIPE	Ⓑ	BOLLARD
⊠	R/W MONUMENT		SIGN
	SUBJECT BOUNDARY LINE		GROUND LIGHTING
	SECTION CORNER		LIGHT POLE
	ADJACENT BOUNDARY LINE	O U.P.	UTILITY POLE
R/W	RIGHT OF WAY LINE		GUY ANCHOR WITH WIRE
X X	EXISTING FENCE	OHE OHE	ELECTRIC OVERHEAD
G G	GUARD RAIL	□ T	TELEPHONE PEDESTAL
	BUILDING STRUCTURE	T T	UNDERGROUND TELECOM
	STRUCTURE OVERHANG	Ⓕ	FIBER OPTIC MARKER
	CONCRETE PAVEMENT		HANDHOLE
	ASPHALT PAVEMENT	Ⓔ	ELECTRIC METER
	GRAVEL PAVEMENT	□ E	ELECTRIC RISER
×11.20	EXISTING SPOT ELEVATION		AIR CONDITIONING UNIT
40	EXISTING GROUND CONTOUR		ELECTRIC TRANSFORMER
	EDGE OF WATER	E E	UNDERGROUND ELECTRIC
	DITCH CENTER LINE	Ⓖ	GAS METER
	WETLAND DELINIATION	Ⓖ	GAS VALVE
	EXISTING TREE-DECIDUOUS	G G	UNDERGROUND GAS
	EXISTING TREE-CONIFEROUS	Ⓖ	GAS WARNING POST
	LIMITS OF VEGETATION	Ⓦ	WATER METER
S S	STORM SEWER		WATER VALVE
)	EXISTING CUVLERT		FIRE HYDRANT
○	STORM WATER MANHOLE	W W	UNDERGROUND WATER
□	STORM CATCH BASIN	∘C.O.	SANITARY CLEAN OUT
		○	SANITARY SEWER MANHOLE
		S S	SANITARY SEWER



VICINITY MAP
NOT TO SCALE

SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANES COORDINATES (NAD83), WEST ZONE, US FOOT. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON AUGUST 25, 2021 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
4. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. EQUIPMENT USED FOR MEASUREMENT:
   ANGULAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   LINEAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   GPS: TRIMBLE R10 GPS RECIEVER
7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR FULTON COUNTY, GEORGIA (COMMUNITY PANEL NUMBER 13121C0368F, EFFECTIVE DATE SEPTEMBER 18, 2013), NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

ZONING

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS
FRONT 0' MIN/15'MAX
SIDE 0'
REAR 0'
MAX BUILDING HEIGHT 3-STORIES / 45'

SURVEYOR'S CERTIFICATIONS

PER HB 76:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION; AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

PER CITY OF HAPEVILLE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 26,025 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 131,455 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 1.018 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HERE IN WAS A TRIMBLE SX8 ROBOTIC TOTAL STATION.

GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

10/12/21

By: JOHN MARK DUNLAP, LS DATE
GEORGIA REGISTERED LAND SURVEYOR #3142
DATE OF EXPIRATION 12/31/21

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PARKWAY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200

LOCATED IN LAND LOT: 98 14TH DISTRICT FULTON COUNTY, GEORGIA

CLIENT D.R. HORTON

RETRACEMENT SURVEY FOR HAPEVILLE TOWN HOMES POD–B

DATE 10/12/2021

REVISIONS

DWG. SH	CH. MD
P.M. T. STONE	
CODE AS	
JOB 21002729	
SHEET NO. 1 OF 1	

FILE NAME: K:\21002729-Hapeville, GA Townhomes\DWG\Survey\21002729AS-01 Hapeville Town Homes.dwg LAST SAVED BY: mdunlap 10/12/2021 11:20 AM PLOTTED BY: Mark Dunlap 10/12/2021 11:20 AM PLOTTED SCALE: 1:1 PAPER SIZE (24.00 X 36.00 INCHES) DEVICE: DWG TO PDFPC3 PLOT STYLE: BASE-STANDARD.CTB

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: November 8, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – POD B, College Avenue

BACKGROUND

The City of Hapeville has received a site plan application from Theo Stone of Atwell, LLC on behalf of CMLA Hapeville for a 1.01 acre 14 townhome unit development to be located north of College Street, "POD B", with an address currently unassigned.

The property is zoned RMU, Residential Mixed Use and is subject to the requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

Article 11.5 – RMU Zone (Residential Mixed Use)

Sec. 93-11.5-1. - Intent.

The RMU district is established in order to:

(1)Ensure development that is consistent with neo-traditional planning practices, which are often defined by pedestrian-oriented buildings, interconnected streets, a mix of uses and housing types, and a compact walkable scale.
(2) Help create a compact, dense, and distinguishable core area;
(3) Provide for an urban form allowing mid-rise structures;
(4) Encourage multiple uses within the same structure; and
(5) Include street oriented activity and pedestrian amenities at the street level of structures.

Sec. 93-22.1-1. - Chart of dimensional requirements

Dimensional Requirements for **RMU Zoning** are as follows:

							Minimum Front Yard Setback		Minimum		Maximum			
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single Family Attached	20'/30'	1200	M		1000	100	0/15	0/15	0	0	3/ 45'	1 DU	H	A

h. All live-work units shall provide a total of three parking spaces per dwelling unit, one of which may be provided in adjacent on-street parking.
m. Reference subsection 93-11.5-3(18) Residential density limitations.

Sec. 93-11.5-3. - Permitted uses.
The following are permitted within the RMU zone:

(10) Single-family attached dwellings with at least two units attached, but no more than 12, and subject to the density restrictions in subsection (16).

Compliant

(16) Residential density limitations shall be as follows:

a. The maximum permitted residential density of a master planned development zoned RMU shall not exceed:

(i) Twenty units/acre for single-family detached;

(ii) Thirty-six units/acre for single-family attached patio/townhomes and live-work units;

(iii) Fifty units/acre for multifamily.

In no case shall the maximum combined residential density exceed 75 units per acre, calculated based on the total acreage of the project, including multiple parcels or city blocks.

Compliant

b. The residential density of individual parcels or blocks within a master planned development may be greater or less than 75 units per acre, provided the project's combined average maximum permitted residential density shall-not exceed a combined total of 75 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant; and

c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.

Sec. 93-11.5-6. - Area, placement, and buffering requirements.
All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

(1) *Lot area and width.* The minimum area shall be established by the restriction governing lot coverage, setbacks, height, and parking requirement as found in article 22.1 and set forth herein. Generally, no lot shall have a minimum frontage of less than 20 feet; however, **single-family residential lots shall have a minimum frontage of 30 feet.**

Compliant

(2) *Front yard.* See subsection (3) below.

(3) *Build-to line.* The minimum build-to line shall be zero feet and the maximum shall be 15 feet, provided that the maximum build-to line may be increased as determined to be necessary and advisable by the city planning commission in the course of its site plan review process. In determining such increase, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares, their relationship to existing and proposed parks and plazas, the location of existing mature trees, and the supplemental area of adjacent structures. Where the build-to line

is modified to provide parks and plazas, said facilities shall be directly accessible to the public during normal city park hours.

Dimensions not provided.

(4) *Side yards.* There shall be no minimum side yard requirement except as required by subsection (9) for residential zone buffers.

(5) *Rear yards.* There shall be no minimum rear yard requirements except as required by subsection (9) for residential zone buffers.

(6) *Distance between buildings.* The minimum distance between two buildings on a single lot or on contiguous property shall only be limited by applicable public safety and fire codes.

(7) *Height regulations.* For those structures zoned RMU, the maximum permitted height shall not exceed the lesser of six stories or 96 feet.

Height not provided. Height cannot exceed 45'.

(8) *Sprinkling standards.* All proposed development shall meet applicable sprinkling standards set forth by the National Fire Protection Association (NFPA) and all state and city codes and ordinances.

(9) *Residential buffer.* **Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone.** A smooth transition to adjacent residential zones shall be ensured by the provision of:

a. **A minimum 15-foot landscaped buffer** located within the RMU zone along the district line. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.

b. **A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.**

c. The tree spacing and wall placement requirements of subsections a. and b. above may be adjusted by the planning and zoning manager where the applicant wishes to preserve existing specimen trees within the required buffer. This may include alternative arrangements that minimize the impacts of the screening requirements on the health of existing trees.

Required buffer not shown

Sec. 93-11.5-7. - Supplemental area requirements.

Supplemental areas shall meet the following requirements:

(1) The following may not be located in the supplemental area:

a. Recreational areas and facilities such as swimming pools or tennis courts;

b. Fences and walls, except up to four feet in height for outdoor dining;

c. Service elements such as dumpsters, loading docks and similar elements; and

d. Mechanical features.

Compliant

(2) Adjacent to ground floor retail or restaurant uses the supplemental area:

a. Shall be at the same grade, slope, and cross slope as the adjacent required sidewalk;

b. Shall be hardscaped for a minimum of 80 percent of its horizontal area with decorative pavers, brick, slate, or stamped or colored concrete, but not asphalt;

c. Shall be accessible to the general public and may be used for pedestrian amenity elements such as benches, trees, lighting, outdoor dining, merchandise display and potted plants.

d. Eating places shall be permitted to have an outdoor dining area subject to compliance with the following provisions:
   (i) The outdoor dining area shall not be located in the sidewalk clear area nor shall it obstruct pedestrian movement, fire lanes, access to any business, or areas designated for access by the physically impaired. Outdoor dining within the public right-of-way may not be surrounded by fences or walls and shall utilize movable tables and chairs.
   (ii) The number of seats in the outdoor dining area shall not exceed fifty (50) percent of the number of indoor seats within the eating place.
   (iii) Compliance with applicable state and county health regulations.

Not applicable

(2) This section shall not be deemed to permit signage or structural alterations such as canopies or walls regulated elsewhere in this chapter.

Not applicable

(4) Adjacent to ground-floor dwelling units, excluding live-work dwellings, the supplemental area:
   a. Shall be landscaped, except for area used for stoops, porches, wheelchair ramps, or walkways;
   b. Shall be planted with canopy trees, as established in chapter 93, article 29, an average of 30 feet on-center as measured parallel to the front lot line.
   c. Shall be differentiated from the adjacent sidewalk by a continuous wall, fence, hedge, or retaining wall between six and 30 inches in height.

Trees have been provided and Arborist will review. No detail is available regarding a continuous wall, fence, hedge or retaining wall.

(5) The supplemental area, when adjacent to ground-floor live-work dwellings or other uses, or when not adjacent to a building, shall be subject to subsections (2) and (4).

Not applicable

Sec. 93-11.5-8. - Sidewalk requirements.

Public sidewalks shall be located along all existing and new public and private streets, excluding private alleys. Sidewalks shall be of the widths indicated below and shall consist of two areas: a landscape area and a clear area. The following regulations shall apply to all required sidewalks:

(1) *Sidewalk landscape area requirements.*
   a. **The landscape area shall have a minimum width of five feet and shall be located adjacent to the curb.**
   b. The landscape area may be paved adjacent to on-street parking when located adjacent to ground floor retail, and shall be landscaped in all other areas.
   c. **Street trees shall be planted on average 30 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall comply with the requirements of chapter 93, article 29, shall be limbed up to a minimum height of seven feet, and shall be of an appropriate street tree species found in appendix A, attached to the ordinance from which chapter 93, article 29 was derived. The city planning commission may approve an alternate for street tree requirement subject to constraints such as overhead or underground utilities or underground utility easements.**
   d. The landscape area is also intended for the placement of street furniture, including utility poles, waste receptacles, fire hydrants, traffic signs, bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility as determined by the city.
   e. The landscape area shall be maintained by the adjacent property owner.

f. Where tree grates are provided they may encroach into the sidewalk clear area a maximum depth of two feet and the landscape area may be reduced by a corresponding depth.

A sidewalk is shown. Dimensions have not been provided.

Street trees have not been provided.

Landscape area detail has not been provided, including dimensions.

(2) *Sidewalk clear area requirements.*

a. The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic control boxes, traffic signs, awnings, canopies, and utility structures. The sidewalk clear area shall have a consistent cross slope not exceeding two percent.

b. No awning or canopy shall extend more than five feet over the clear area.

c. The sidewalk clear area shall comply with the standards established in chapter 81 (City of Hapeville Architectural Design Standards), section 81-1-6 of the Hapeville Code of Ordinances.

d. Where property within the district abuts a residential zone without an intervening street, the sidewalk area within 20 feet of such district shall taper when necessary to provide a smooth transition to the existing residential zone sidewalk. In the event that the abutting residential zone has no existing sidewalk, the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the city planning commission.

Paving materials to remain continuous. **Any paving materials, including concrete, special pavers, or decorative paving within the landscape area or clear area shall continue across any intervening driveway.**

No paving materials have been provided.

Sec. 93-11.5-9. - Parking and curb cut requirements.

In addition to the requirements of article 23 of this chapter, off-street parking and loading, the following requirements shall apply within the RMU district:

(1) See article 22.1 for minimum parking space requirements.

(2) See section 93-23-7 of the Hapeville Code of Ordinances for mixed-use developments, which may be reduced as authorized by the board of appeals subject to a shared parking arrangement under the following criteria:

a. The minimum number of parking spaces for a project where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are limited or not available, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes the use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation.

b. An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:

(i) A to-scale map indicating location of proposed parking spaces;

(ii) Hours of business operation of nonresidential parking users;

(iii) Copies of the legal instrument that authorizes the use of shared parking facilities, which shall be filed with the department of economic development.

c. Where authorized shared parking exists, and a change affecting the shared use occurs, the applicant shall have up to 30 calendar days to provide the city planning and zoning manager with a valid legal instrument reflecting the modified parking arrangements.

d. A change to any of the conditions identified in this subsection, except as identified in subsection (2)c. above, shall terminate authorization for shared parking. A shared parking arrangement shall be deemed a condition of the zoning and any modification will require a new site plan, parking plan, and zoning approval.

Not applicable

(3) Developments are permitted a maximum of two driveway curb cuts per block face. For the purposes of this Section, two curb cuts serving two one-way driveways shall only be counted as one curb cut.

Compliant

(4) No curb cuts, driveways or circular drives shall be permitted on South Central Avenue or Atlanta Avenue where access can be provided from a side or rear street.

Compliant

(3) Rear alleys or rear drives shall be provided to access attached single-family garages, detached single-family dwelling garages, and commercial loading and service areas.

Compliant

(4) Carports shall be prohibited.

Not applicable

(5) Garages shall not face adjacent streets except where alley or rear drive access is not feasible, in which case such garages shall be set back a minimum of 25 feet from the build-to line. All garage materials shall match those of the principal structure.

Compliant

(6) Parking structures shall conceal automobiles from view, shall have the appearance of a horizontal storied building on all levels, shall be faced in brick, stacked stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stacked stone. Parking structures adjacent to the supplemental area shall also meet the requirements of subsection 81-1-6(e) of the Hapeville Code of Ordinances.

Not applicable

(7) Bicycle or moped parking spaces are required as follows: All nonresidential uses shall provide one such space for every 20 automobile spaces and condominium and apartment uses shall provide one such space for every five units provided that no such uses shall have fewer than two such spaces or be required to exceed 30 spaces. Such spaces shall be located within the sidewalk landscape area a maximum distance of 100 feet from the primary pedestrian entrance, or within the supplemental area and at least as close as the closest automobile space, except for handicapped parking spaces. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.

Not applicable

(10) Dumpsters shall be entirely screened from view of any street with vertically enclosed opaque walls matching the materials of the principal structure. Dumpsters shall not be permitted between a primary building and a public street.

Not applicable

Sec. 93-11.5-10. - Greenspace and open space requirements.

In addition to the requirements of chapter 93, article 29, and section 93-23-18 of this Code, master planned developments in excess of two acres shall be required to provide and maintain a minimum of

20 percent greenspace/open space. Calculations for greenspace/open space shall exclude required sidewalks and landscape strips along streets, but may include the following:

(1) Parks;
(2) Playgrounds;
(3) Trails;
(4) Gardens;
(5) Undeveloped space designated or habitat restoration and preservation;
(6) Plazas improved for pedestrian use shall also be considered greenspace when finished in brick or stone pavers and planted with at least one canopy tree per 2,500 square feet of area, with a minimum of 100 square feet of unpaved planting area around each tree.

Not applicable

Sec. 93-2-16. - Site plan review.

(a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of side planning and design resulting in quality development in the city.

(b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

(c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

(1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

a. The locations, size and height of all existing and proposed structures on the site.

The plans show the location of two 7-unit townhome buildings.
Setback dimensions are not provided. The applicant should provide actual dimensions for setbacks from all property lines to the closest vertical elements of the building.

b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

Rear entry concrete driveways are shown. Dimensions are not provided.
A sidewalk is shown along College Street. Detail, including dimensions, are not provided.

c. The locations, area, and number of proposed parking spaces.

The garages appear to accommodate two parking spaces per dwelling unit (only 1 is required).

d. Existing and proposed grades at an interval of five feet or less.

Provided on separate grading sheet.

e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

See Arborist Report

f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.

Provided

g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

Provided

h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

None shown (see above).

i. The identification and location of all refuse collection facilities, including screening to be provided.

Individual units to provide cans.

j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

Provided. See engineer's report.

k. Location and size of all signs.

Not applicable.

(2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

(3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

(4) *Project data.*

a. Site area (square feet and acres).

The total site area is 1.01 acres.

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

Impervious surface has not been provided.

c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

Total dwelling units: 14. 3 Bedroom, 3 1 /2 bath units.

d. Floor area in nonresidential use by category.

Not applicable

e. Total floor area ratio and/or residential density distribution.

Compliant

f. Number of parking spaces and area of paved surface for parking and circulation.

2 parking spaces per dwelling unit provided in each unit's garage.

(5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

Compliant

FINDINGS

Staff recommends approval of the site plan with the following conditions that meet code requirements.

1. Provide impervious surface detail and total.
2. Provide dimensions for rear entry concrete driveways.
3. Provide dimensions for sidewalk.
4. Provide detail for required continuous wall, fence, hedge or retaining wall.
5. Provide detail for required landscape area.
6. Provide required street trees.
7. Provide setback dimensions for all vertical elements.
8. Provide required buffer between single family attached and single family detached (west of project).
9. Provide intervening driveway materials detail.
10. Provide heights for townhomes.
11. Provide location and parking for mail kiosk.
12. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
13. Address any outstanding issues on the Engineer's Report.
14. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

Any approval of the site plan requires the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Keck+Wood
COLLABORATION BY DESIGN

November 12, 2021

Ms. Adrienne Senter
Planning & Development Coordinator
Department of Economic Development
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: Hapeville Townhomes Pod B
609-627 College Street
Concept Site Plan Review No. 1
K&W Ref. No. 211052.40

Dear Ms. Senter:

As requested, I have reviewed the Concept Site Plan for the Hapeville Townhomes Pod B site to be located on a total of 1.01 acres on College Street within a RMU Zoning District. The proposed development will include 14 units. This review is for compliance with the site plan review requirements of Section 93-2-16 of the City ordinances. The initial submittal was received on October 28, 2021. The plans were prepared by Atwell, with no design professional seal. My comments are as follows:

1. College Street is shown with a 40 feet right of way on the plat which does not comply with the minimum 50 feet width required by Section 90-1-3.(3). The additional width of 5 feet to provide the required right of way on one side of the street should be shown per Section 90-1-3.(4).
2. The zoning of adjacent properties should be shown on the plans.
3. The location and size of all signage should be shown on the plans per Section 93-2-16(j.).
4. It is not clear how proposed sanitary sewer service will connect to existing sanitary sewer lines.
5. Plans for how existing trees over 3 inch caliper are to be retained on the site per Section 93-2-16(c) (2) were not provided.
6. Building sections and elevations per Section 93-2-16(c)(3) and (4) were not provided.
7. While this submittal review is for concept site plan approval only, the applicant should be aware that submittal and review of detailed site construction drawings will still be necessary prior to land development permitting.

I have retained one copy of the plans provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Very truly yours,

KECK & WOOD, INC.

Michael J. Moffitt

Michael J. Moffitt, P.E.

1891 Hapeville GEORGIA

A Community with a Heart

FIRE DEPARTMENT

DAVID BLOODWORTH
FIRE CHIEF

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

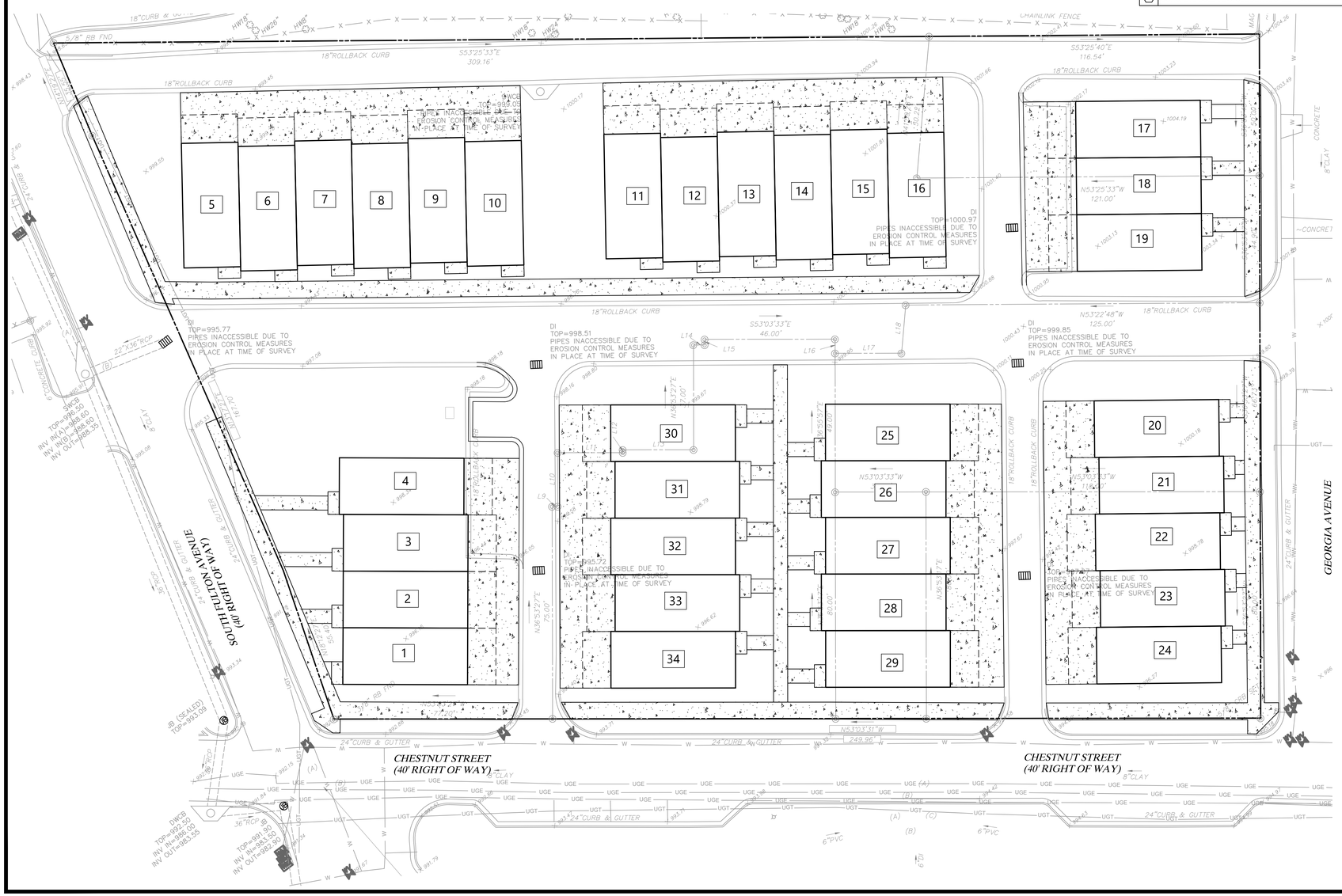
Re: Asbury Park Townhome Development Pods A-F

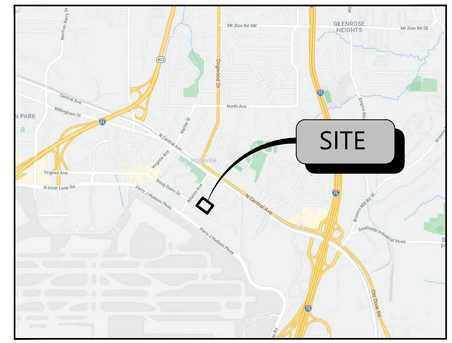
Date: November 9, 2021

This development could possibly have an impact on the Fire Department due t narrow access streets/alleys. Automatic Fire Sprinkler Systems may be required for each unit. This also could have an impact manpower. If you should need any more information, please let me know. Thanks.

KEY NOTES

1	24" CURB & GUTTER, SEE SHEET ##### FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET ##### FOR DETAIL
3	CONCRETE PAVEMENT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY ASPHALT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE DETAIL SHEET ##### FOR DETAIL
6	CONCRETE WHEEL STOP. SEE DETAIL SHEET CXX
7	TAPER CURBING FROM 6" TO 0" OVER 5'
8	"TYPE A" CURB RAMP. SEE SHEET CXX FOR DETAILS
9	"TYPE D" CURB RAMP. SEE SHEET CXX FOR DETAILS
10	STOP SIGN (R1-1). SEE DETAIL SHEET CXX
11	LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
12	DIRECTIONAL ARROWS. SEE DETAIL SHEET CXX
13	CROSSWALK...
14	50'x10' LOADING ZONE (500SF MINIMUM AREA)
15	PROPOSED DUMPSTER ENCLOSURE WITH CONCRETE APRON. SEE ARCHITECTURAL PLANS FOR DETAILS
16	PAVEMENT OVERLAY....
17	"TYPE B" CURB RAMP WITH DETECTABLE WARNING STAMP.
18	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
19	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
22	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
23	CONCRETE BOLLARDS. SEE DETAIL SHEET CXX.





VICINITY MAP

N.T.S.

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- 18" CURB AND GUTTER
- 24" CURB AND GUTTER
- PROPOSED RETAINING WALL
- CROSS WALK
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- "YIELD" (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- "ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)
- HANDICAP STALL
- CONCRETE WHEEL STOP
- A.D.A. STD HANDICAP RAMP
- PARKING SPACE COUNT
- SIGN
- LIGHT POLE
- GROUP OF FOUR GUARD POSTS
- DUMPSTER PAD
- TRANSFORMER PAD
- PROPOSED SIGNAL
- GRATE INLET
- STORM MANHOLE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- AREA INLET
- OUTLET CONTROL STRUCTURE
- HEADWALL
- SANITARY SEWER MANHOLE
- CONCRETE
- STANDARD DUTY PAVING
- HEAVY DUTY PAVING
- OVERLAY EXISTING PAVEMENT

SITE DATA

POD C	2.076 AC
POD C OPEN SPACE REQU	20% (0.426 AC)
POD C OPEN SPACE PROVIDED	13.8% (0.295 AC) (VARIANCE REQUIRED)
POD C DENSITY:	34 UN (15.9 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)

NOTE:
1. OPEN SPACE INCLUDES UN-DEVELOPED AREA, GREEN SPACE AND TOWNHOME FRONT PLAZA AREAS
2. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
3. PROPOSED DEVELOPMENT WILL HAVE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

PARKING SUMMARY

PARKING REQUIREMENTS	1 SP / UN

GENERAL SITE NOTES

1. THE PROJECT IS FOR PROPOSED INFILL DEVELOPMENT OF RESIDENTIAL TOWNHOMES WITHIN HAPEVILLE. THE DEVELOPER HAS A LETTER OF INTENT TO PURCHASE A TOTAL OF APPROXIMATELY 8.3 ACRES TO BE BROKEN UP INTO PODS A THROUGH F FOR DEVELOPMENT. DESIGN FOR THE SUBJECT PROPERTIES WOULD OCCUR LATE 2021 AND EARLY 2022, WITH ANTICIPATED CONSTRUCTION LATER IN 2022.
2. EACH UNIT WILL HAVE INDIVIDUAL GARBAGE ASSOCIATED WITH IT
3. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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CERTIFICATE OF AUTHORIZATION
GA-PEF005804

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CHESTNUT ST
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWN HOMES POD C
SITE DEVELOPMENT PLANS
SITE PLAN

DATE 2021-10-07

REVISIONS

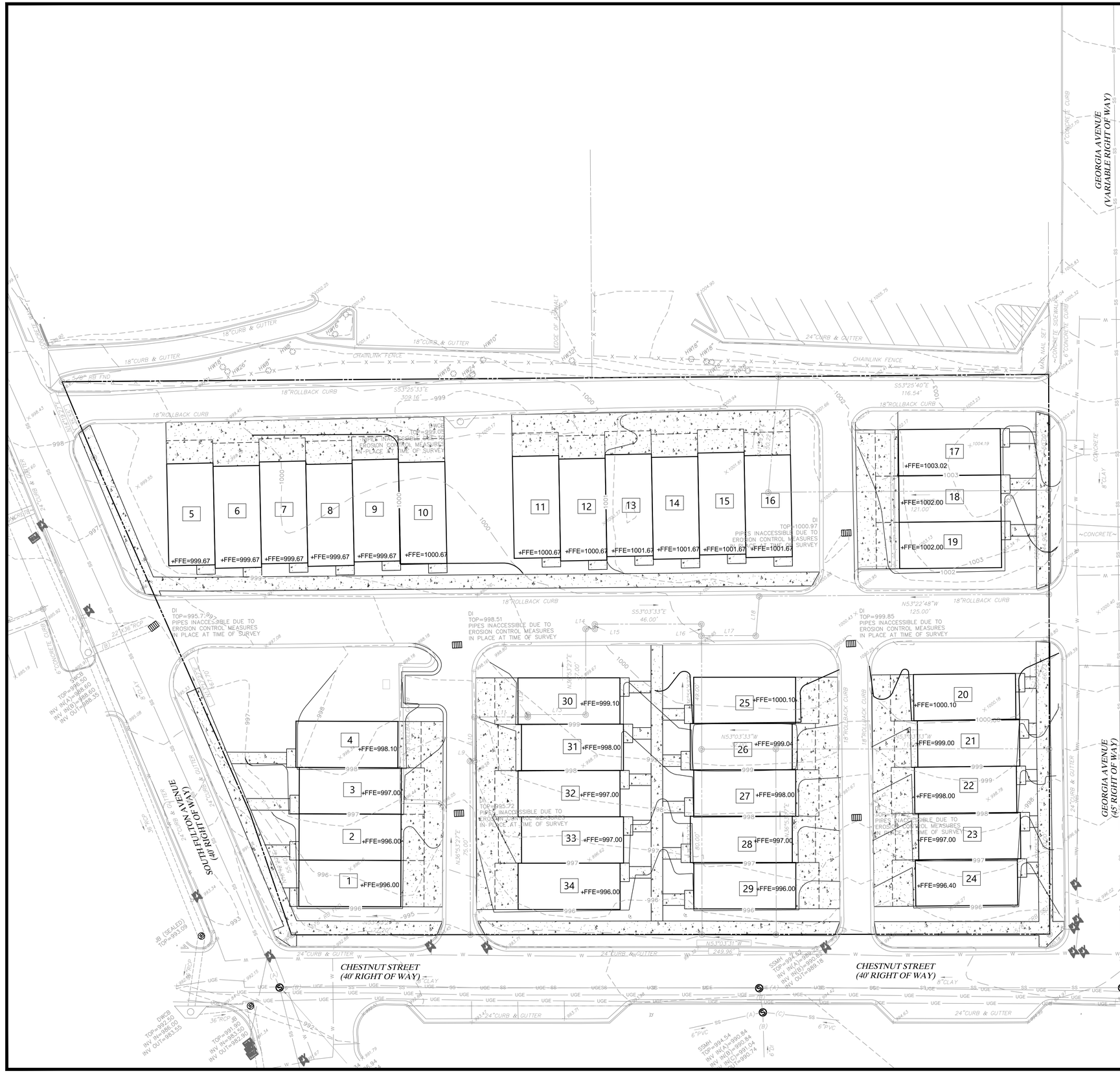
0 10' 20'
SCALE: 1"=20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-3.0

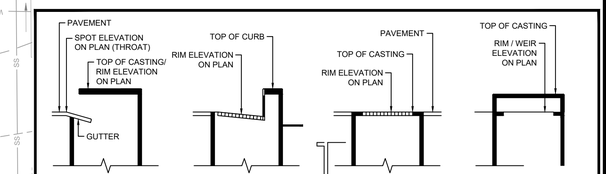
CAD FILE: C200 SITE PLAN POD C

BOTTOM RIGHT

FILE NAME: K:\21002729-Hapeville, GA Townhomes\CIVIL\Engineering\04 PRODUCTION POD C\C200 SITE PLAN POD C.dwg LAST SAVED BY: vdil 10/12/2021 10:48 AM PLOTTED BY: Dustin Ward 10/12/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL-CTB



VICINITY MAP
N.T.S.



DEFINITION OF STRUCTURE SPOT ELEVATIONS
NOT TO SCALE

KEY NOTES

1	CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADE
2	RIDGE LINE
3	2:1 SLOPE
4	DRAINAGE SWALE @ 1.00% MIN. GRADE, CONTRACTOR TO FINE GRADE TO ENSURE POSITIVE DRAINAGE
5	ADA PARKING AREA, MAXIMUM SLOPE OF 2% IN ANY DIRECTION
6	8" HDPE HEADER PIPE FOR ROOF DRAIN CONNECTION, MINIMUM SLOPE OF 1%
8	CONTRACTOR TO TIE INTO AND MATCH EXISTING PAVEMENT

GENERAL NOTES:

1. ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
2. NOT SLOPES ARE TO BE STEEPER THAN 3:1
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
4. ALL TREES TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
5. TOPOGRAPHIC SURVEY BY PROJ SURVEYOR, DATED SURVEY DATE.
6. FLOOD PLAIN IS/IS NOT PRESENT ON THIS SITE PER FEMA FIRM MAP NUMBER 13121C0368F,13121C0366F, DATED SEPTEMBER 18, 2013.
7. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
8. OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY.
9. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AD GUTTER AND PAVEMENT TIE-ISN AND GRADING.
10. VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
11. ALL CLEANOUTS LOCATED IN PAVEMENT TO HAVE TRAFFIC RATED LIDS.
12. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.

GRADING LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- 123 EXISTING MINOR CONTOURS
- 123 EXISTING MAJOR CONTOURS
- 123 PROPOSED MINOR CONTOUR
- 123 PROPOSED MAJOR CONTOUR
- PROPOSED BREAK LINE
- EXISTING STORM LINE
- PROPOSED STORM LINE
- PROPOSED RETAINING WALL
- x123.4 PROPOSED SPOT ELEV
- 2% SLOPE ARROW
- GRATE INLET
- STORM MANHOLE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- AREA INLET
- OUTLET CONTROL STRUCTURE
- HEADWALL
- SANITARY SEWER MANHOLE

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FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWN HOMES POD C
SITE DEVELOPMENT PLANS
GRADING PLAN

DATE 2021-10-07

REVISIONS

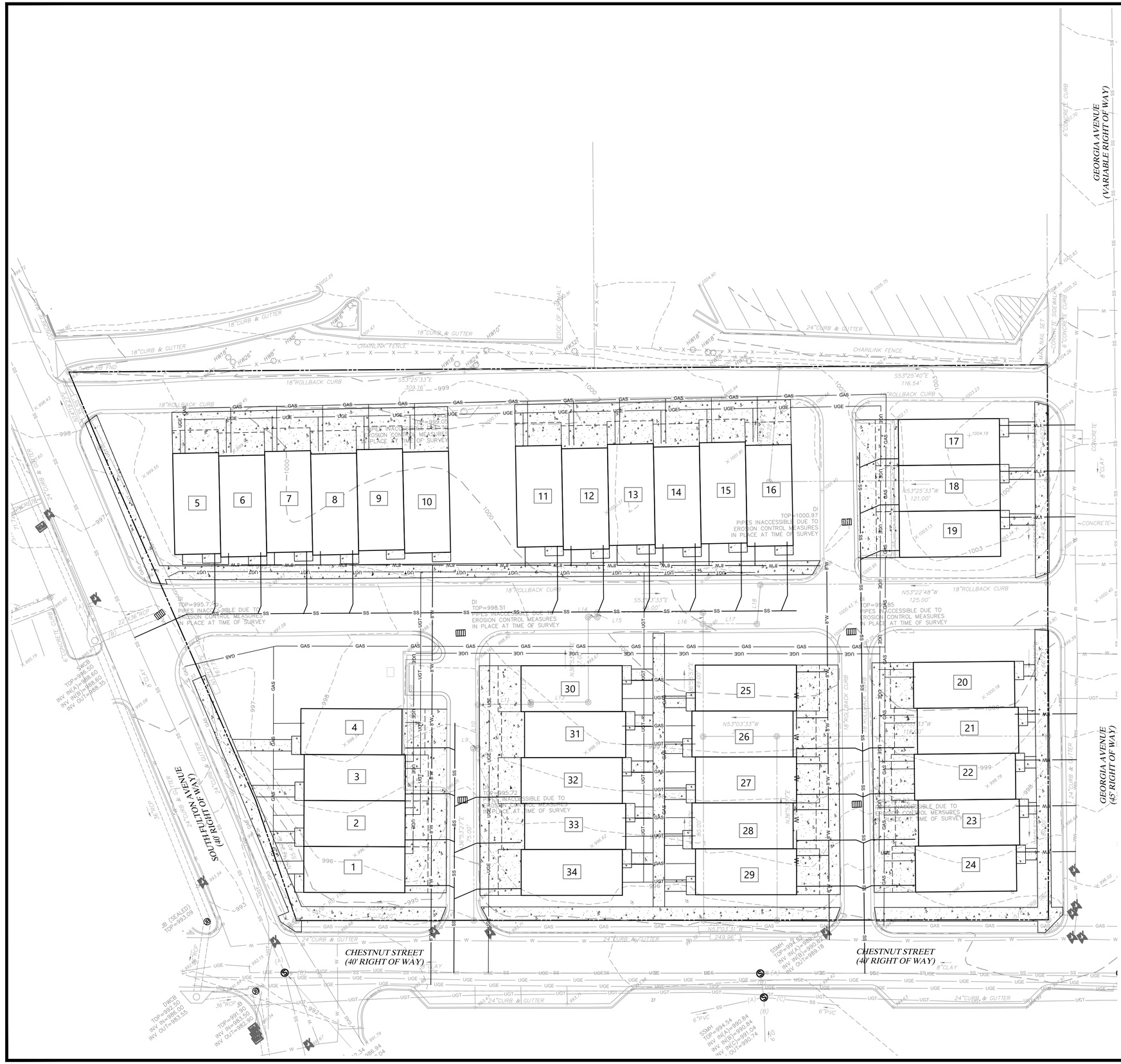
0 10' 20'
SCALE: 1"=20'

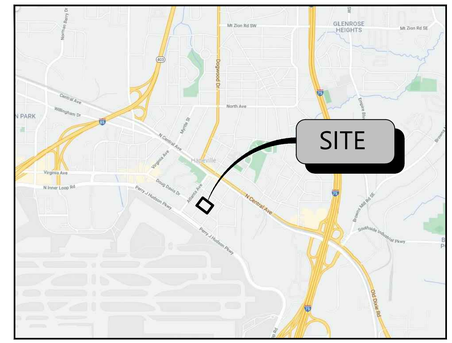
DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-4.0

CAD FILE: C300 GRADING PLAN POD C

BOTTOM RIGHT

FILE NAME: k:\21002729-Hapeville, ga townhomes\DWG\engineering\04 production pod c\C300 GRADING PLAN POD C.dwg LAST SAVED BY: mill 10/13/2021 10:37 AM PLOTTED BY: Theo Shiva 10/13/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB





VICINITY MAP

N.T.S.

KEY NOTES

1	UNDERGROUND POWER SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
2	UNDERGROUND TELEPHONE SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
3	CONTRACTOR TO BEND LINE AS NECESSARY TO ENSURE VERTICAL CLEARANCE
4	HORIZONTAL BEND
5	3/4" COPPER DOMESTIC WATER LINE
6	CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE EXACT SIZE AND LOCATION WITH GEORGIA POWER.
7	REFER TO ARCH PLANS FOR ALL UTILITY ENTRY LOCATIONS AND INTERNAL CONNECTIONS
8	MAIN SIZE x 3/4" TAPPING SLEEVE & GATE VALVE FOR DOMESTIC WATER LINE. TIE INTO PROPOSED WATER MAIN PER DOUGLAS COUNTY WATER.
9	3/4" DOMESTIC WATER TO BE INSTALLED BY DOUGLAS COUNTY WATER
10	CONTRACTOR TO INSTALL 2" RPZ BACKFLOW PREVENTER
11	3/4" x 2" x 2" TEE
12	3/4" COPPER IRRIGATION WATER LINE
14	CONTRACTOR TO INSTALL 3/4" RPZ BACKFLOW PREVENTER FOR IRRIGATION SYSTEM
15	NATURAL GAS SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
17	HOSE BIBB, REFER TO ARCH PLANS FOR DETAILS
18	SITE LIGHTING, SEE PHOTOMETRIC PLAN (BY OTHERS) FOR DETAILS

GENERAL UTILITY NOTES:

1.) CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DESIGN ASSUMPTIONS.

2.) LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY PROJ SURVEYOR, DATED SURVEY DATE. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.

3.) MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.

4.) REFER TO ARCHITECTURAL PLANS FOR ON SITE UTILITY CONDUITS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS

5) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

CAUTION NOTE:

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITH IN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY LEGEND

	EXISTING PROPERTY LINE		SEWER SERVICE (SINGLE SERVICE)
	EXISTING RIGHT-OF-WAY	S	SANITARY SEWER CLEAN OUT
	EXISTING SETBACK LINE		POST INDICATOR VALVE
	PROPOSED RIGHT-OF-WAY		WATER SERVICE (DOUBLE SERVICE)
	PROPOSED SETBACK LINE		WATER SERVICE (SINGLE SERVICE)
	100 YEAR FLOOD PLAIN	W	WATER METER
CATV	CABLE LINE		WATER BEND 11.25°
OHE	ELECTRIC OVERHEAD LINE		WATER BEND 22.5°
UGE	ELECTRIC UNDERGROUND LINE		WATER BEND 45°
GAS	GAS LINE		WATER BEND 90°
SS	SEWER LINE		WATER TEE
SSFM	SEWER FORCEMAIN		GATE VALVE
OHT	TELEPHONE OVERHEAD LINE	DDC	DOUBLE DETECTOR CHECK VALVE ASSEMBLY
UGT	TELEPHONE UNDERGROUND LINE		FIRE HYDRANT
W	WATER LINE	FDC	FIRE DEPARTMENT CONNECTION
S	SANITARY SEWER MANHOLE		GREASE TRAP
	SEWER SERVICE (DOUBLE SERVICE)	T	ELECTRICAL TRANSFORMER
			LIGHTING FIXTURE

811
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D.R. HORTON
HAPEVILLE TOWN HOMES POD C
SITE DEVELOPMENT PLANS
UTILITY PLAN

DATE 2021-10-07

REVISIONS

0 10' 20'
SCALE: 1"=20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-5.0

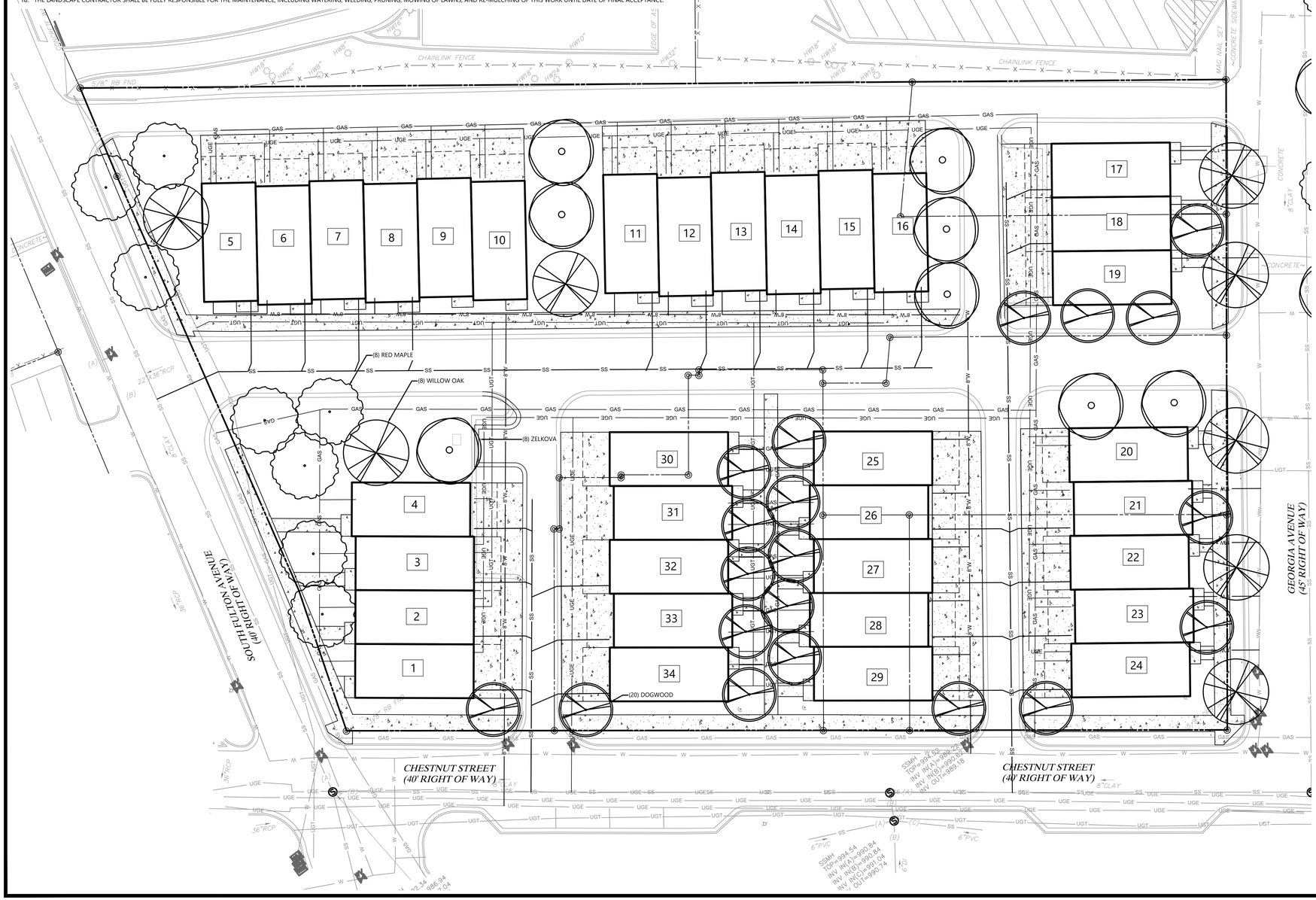
CAD FILE: C400 UTILITY PLAN POD C

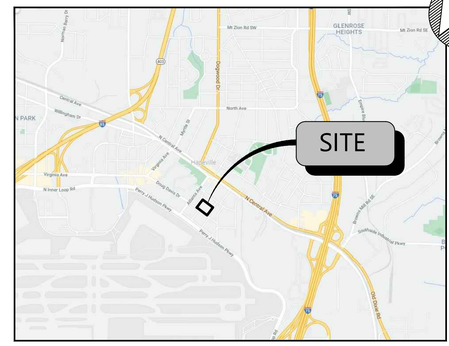
BOTTOM RIGHT

FILE NAME: k:\21002729-hapeville_pa townhouses\2.0WG engineering\04 production pod c\5.0400 UTILITY PLAN POD C.dwg LAST SAVED BY: jbond 10/6/2021 3:09 PM PLOTTED BY: Thea Shiva 10/11/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB

GENERAL

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL WORK AS SPECIFIED IN ACCORDANCE WITH THE PLANS AND AS LISTED IN THE GENERAL NOTES.
2. BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.
3. ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDINGS, CURB, OR WALKS SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
4. THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. THE LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PARTS OF THE PROJECT.
6. ALL PROPOSED PLANT MATERIALS SHALL BE FREE FROM INJURY, PEST, DISEASE, OR ROOT DEFECTS AND SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
7. PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.
8. THE PLANT LIST IS FOR THE LANDSCAPE CONTRACTORS CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COUNT FROM THE PLAN AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
9. ALL LANDSCAPE AREAS WHERE ASPHALT OR CURBING HAS BEEN REMOVED AND ALL LANDSCAPE ISLANDS MUST HAVE CLEAN, FRIALBE TOPSOIL TO A TOTAL DEPTH OF TWO (2) FEET.
10. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LIMES, AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIAL.
11. INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-NEEDED BASIS.
12. ALL MOWABLE LAWN AREAS SHALL BE SODDED WITH BERMUDA GRASS. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED AS NOTED ON PLAN.
13. MULCH ALL GROUND COVER AND PLANTING BEDS AND A 4'-0" DIAMETER BASE AROUND ALL FREE STANDING TREES WITH 4" MIN. FRESH PINE STRAW.
14. WHERE TREES ARE PLANTED CLOSER THAN 5 FEET FROM CURB OR SIDEWALK, EITHER CONCRETE OR HDPE (HIGH DENSITY POLYURETHANE PLASTIC) ROOT BARRIERS MUST BE INSTALLED. THESE ROOT BARRIERS MUST BE A MINIMUM OF 30 INCHES DEEP.
15. ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS ON THE SITE.
16. SHRUB HEIGHTS SHALL BE MAINTAINED AT 2'-0" AND TREE CANOPIES SHALL BE ABOVE 6'-0" AT ALL PLANTING ISLANDS AND DRIVE OPENINGS WITHIN THE PARKING LOT AND INTERSECTING STREETS BY LANDSCAPE CONTRACTOR AND OWNER TO INSURE SAFE SIGHT DISTANCES.
17. ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
18. THE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE, INCLUDING WATERING, WEEDING, PRUNING, MOWING OF LAWNS, AND RE-MULCHING OF THIS WORK UNTIL DATE OF FINAL ACCEPTANCE.





VICINITY MAP

N.T.S.

FOR SODDED AREA

1. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT)
2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.
3. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.
4. SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAKES SHALL BE DRIVEN FLUSH WITH SOD AS NOT TO INTERFERE WITH MOWING OPERATIONS.
5. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.
6. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

GRASSING

1. PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
2. ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT REGROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED OR LOOSENED TO 4" MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST INTO THE TOP 2" TO 3".

INSPECTION

1. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY

1. ALL PLANT MATERIAL SHALL BE WARRANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLECT OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS-OF-GOD DAMAGE.
2. REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THRIVING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.
3. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

QTY	COMMON NAME	BOTANICAL NAME	SIZE (IN)	TOTAL IN	COMMENTS
8	WILLOW OAK	QUERCUS PHELLOS	4	32	B&B, 14-16' HT.
20	DOGWOOD	CORNUS FLORIDA	2	40	B&B, 10-12' HT.
8	RED MAPLE	ACER RUBRUM	4	32	B&B, 14-16' HT.
8	ZELKOVA	ZELKOVA SERRATA	4	32	B&B, 14-16' HT.
			TOTAL	**136**	

SITE DATA

POD C 2.13 AC

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

TREE DENSITY

DENSITY REQUIRED	213 IN (100 IN/AC)
DENSITY PROVIDED	136 IN

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NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
24 HR CONTACT NAME
24 HR CONTACT #

ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
GA-PEF005804

PROJ SECTION
CHESTNUT ST
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWN HOMES POD C
SITE DEVELOPMENT PLANS
LANDSCAPE PLAN

DATE 2021-10-07

REVISIONS

0 10' 20'
SCALE: 1"=20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. L-1.0

CAD FILE: L100 LANDSCAPE POD C

BOTTOM RIGHT

FILE NAME: P:\21002729-Hapeville, GA Townhomes\LDP\Engineering\04 PRODUCTION POD C\L100 LANDSCAPE POD C.dwg LAST SAVED BY: eGil 10/11/2021 2:16 PM PLOTTED BY: Raphael Gil 10/13/2021 PAPER: ARCH D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

DATUMS

Horizontal: Grid North, NAD83, Georgia State Planes, West Zone
(North American Datum of 1983) (2011)
US Survey Foot, Fulton County, Georgia
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12 (Conus)

RETRACEMENT SURVEY FOR:

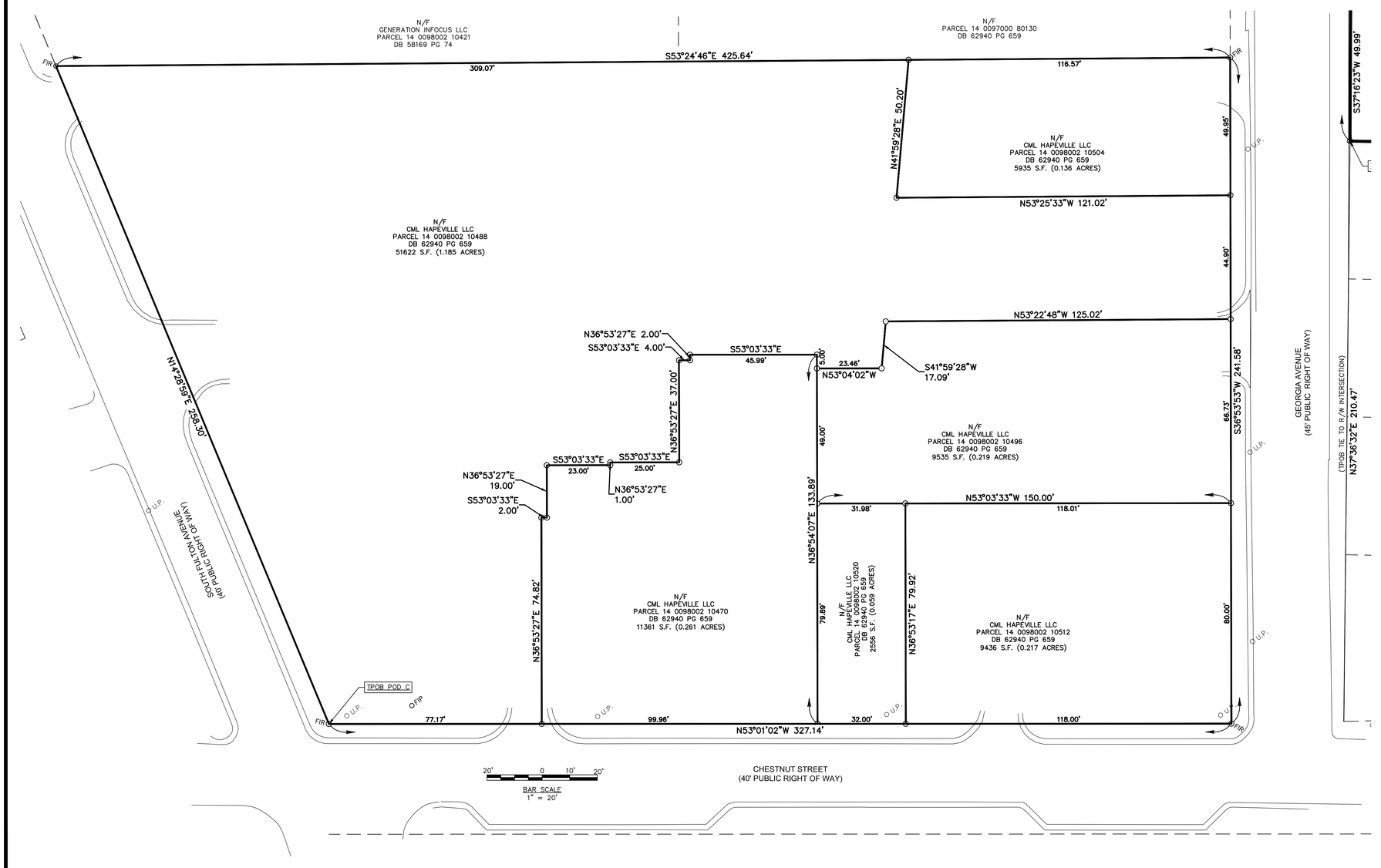
HAPEVILLE TOWN HOMES
POD C

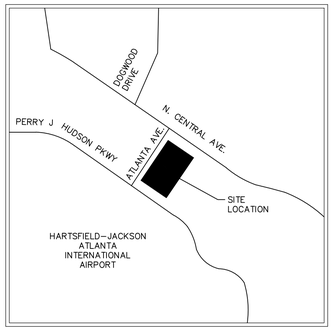
90446 S.F. (2.076 ACRES) OF LAND
CHESTNUT STREET, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

GRID NORTH
GEORGIA WEST ZONE
(NAD 1983)

LEGEND

O FIR	FOUND IRON ROD		MAILBOX
O FIP	FOUND IRON PIPE	Ⓑ	BOLLARD
⊠	R/W MONUMENT		SIGN
	SUBJECT BOUNDARY LINE		GROUND LIGHTING
	SECTION CORNER		LIGHT POLE
	ADJACENT BOUNDARY LINE	O U.P.	UTILITY POLE
R/W	RIGHT OF WAY LINE		GUY ANCHOR WITH WIRE
X X	EXISTING FENCE	OHE OHE	ELECTRIC OVERHEAD
	GUARD RAIL	T	TELEPHONE PEDESTAL
	BUILDING STRUCTURE	T T	UNDERGROUND TELECOM
	STRUCTURE OVERHANG	F	FIBER OPTIC MARKER
	CONCRETE PAVEMENT		HANDHOLE
	ASPHALT PAVEMENT	E	ELECTRIC METER
	GRAVEL PAVEMENT	E	ELECTRIC RISER
11.20	EXISTING SPOT ELEVATION		AIR CONDITIONING UNIT
40	EXISTING GROUND CONTOUR		ELECTRIC TRANSFORMER
	EDGE OF WATER	E E	UNDERGROUND ELECTRIC
	DITCH CENTER LINE	G	GAS METER
	WETLAND DELINIATION	G	GAS VALVE
	EXISTING TREE-DECIDUOUS	G G	UNDERGROUND GAS
	EXISTING TREE-CONIFEROUS	G	GAS WARNING POST
	LIMITS OF VEGETATION	W	WATER METER
	STORM SEWER		WATER VALVE
	EXISTING CUVLERT		FIRE HYDRANT
	STORM WATER MANHOLE	W	UNDERGROUND WATER
	STORM CATCH BASIN	C.O.	SANITARY CLEAN OUT
			SANITARY SEWER MANHOLE
			SANITARY SEWER





VICINITY MAP
NOT TO SCALE

SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANES COORDINATES (NAD83), WEST ZONE, US FOOT. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON AUGUST 25, 2021 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
4. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. EQUIPMENT USED FOR MEASUREMENT:
   ANGULAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   LINEAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   GPS: TRIMBLE R10 GPS RECIEVER
7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR FULTON COUNTY, GEORGIA (COMMUNITY PANEL NUMBER 13121C0368F, EFFECTIVE DATE SEPTEMBER 18, 2013), NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

ZONING

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS

FRONT	0' MIN/15'MAX
SIDE	0'
REAR	0'
MAX BUILDING HEIGHT	3-STORIES / 45'

SURVEYOR'S CERTIFICATIONS

PER HB 76:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

PER CITY OF HAPEVILLE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 26,025 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 121122 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 1.269 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HERE IN WAS A TRIMBLE SX8 ROBOTIC TOTAL STATION.

GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

10/12/21
By: JOHN MARK DUNLAP, LS DATE
GEORGIA REGISTERED LAND SURVEYOR #3142
DATE OF EXPIRATION 12/31/21

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866.850.4200 www.atwell-group.com
1255 LAKES PARKWAY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200

LOCATED IN
LAND LOTS: 95, 96, 97, 98
14TH DISTRICT
FULTON COUNTY, GEORGIA

CLIENT
D.R. HORTON

RETRACEMENT SURVEY FOR
HAPEVILLE TOWN HOMES
POD-C

DATE
10/12/2021

REVISIONS

DWG.	SH / CH. MD
P.M.	T. STONE
CODE	AS
JOB	21002729
SHEET NO.	1 OF 1

FILE NAME: K:\21002729-Hapeville, GA Townhomes\DWG\Survey\21002729AS-01 Hapeville Town Homes.dwg LAST SAVED BY: mdunlap 10/12/2021 11:20 AM PLOTTED BY: Mark Dunlap 10/12/2021 PAPER: PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: BASE-STANDARD.CTB

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: November 11, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – POD C, S. Fulton Ave, Chestnut St and Georgia Avenue

BACKGROUND

The City of Hapeville has received a site plan application from Theo Stone of Atwell, LLC on behalf of CMLA Hapeville for a 2.076 acre 34 townhome unit development to be located east of South Fulton Ave, north of Chestnut Street , and west of Georgia Avenue, "POD C", with an address currently unassigned.

The property is zoned RMU, Residential Mixed Use and is subject to the requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

Article 11.5 – RMU Zone (Residential Mixed Use)

Sec. 93-11.5-1. - Intent.

The RMU district is established in order to:

(1)Ensure development that is consistent with neo-traditional planning practices, which are often defined by pedestrian-oriented buildings, interconnected streets, a mix of uses and housing types, and a compact walkable scale.
(2) Help create a compact, dense, and distinguishable core area;
(3) Provide for an urban form allowing mid-rise structures;
(4) Encourage multiple uses within the same structure; and
(5) Include street oriented activity and pedestrian amenities at the street level of structures.

Sec. 93-22.1-1. - Chart of dimensional requirements

Dimensional Requirements for **RMU Zoning** are as follows:

							Minimum Front Yard Setback		Minimum		Maximum			
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single Family Attached	20'/30'	1200	M		1000	100	0/15	0/15	0	0	3/ 45'	1 DU	H	A

h. All live-work units shall provide a total of three parking spaces per dwelling unit, one of which may be provided in adjacent on-street parking.
m. Reference subsection 93-11.5-3(18) Residential density limitations.

Sec. 93-11.5-3. - Permitted uses.
The following are permitted within the RMU zone:

(10) Single-family attached dwellings with at least two units attached, but no more than 12, and subject to the density restrictions in subsection (16).

Compliant

(16) Residential density limitations shall be as follows:

a. The maximum permitted residential density of a master planned development zoned RMU shall not exceed:

(i) Twenty units/acre for single-family detached;

(ii) Thirty-six units/acre for single-family attached patio/townhomes and live-work units;

(iii) Fifty units/acre for multifamily.

In no case shall the maximum combined residential density exceed 75 units per acre, calculated based on the total acreage of the project, including multiple parcels or city blocks.

Compliant

b. The residential density of individual parcels or blocks within a master planned development may be greater or less than 75 units per acre, provided the project's combined average maximum permitted residential density shall-not exceed a combined total of 75 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant; and

c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.

Sec. 93-11.5-6. - Area, placement, and buffering requirements.
All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

(1) *Lot area and width.* The minimum area shall be established by the restriction governing lot coverage, setbacks, height, and parking requirement as found in article 22.1 and set forth herein. Generally, no lot shall have a minimum frontage of less than 20 feet; however, **single-family residential lots shall have a minimum frontage of 30 feet.**

Compliant

(2) *Front yard.* See subsection (3) below.

(3) *Build-to line.* **The minimum build-to line shall be zero feet and the maximum shall be 15 feet, provided that the maximum build-to line may be increased as determined to be necessary and advisable by the city planning commission in the course of its site plan review process.** In determining such increase, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares, their relationship to existing and proposed parks and plazas, the location of existing mature trees, and the supplemental area of adjacent structures. Where the build-to line

is modified to provide parks and plazas, said facilities shall be directly accessible to the public during normal city park hours.

Dimensions not provided. Would require City Planning Commission approval for greater than 15' setback.

(4) *Side yards.* There shall be no minimum side yard requirement except as required by subsection (9) for residential zone buffers.

(5) *Rear yards.* There shall be no minimum rear yard requirements except as required by subsection (9) for residential zone buffers.

(6) *Distance between buildings.* The minimum distance between two buildings on a single lot or on contiguous property shall only be limited by applicable public safety and fire codes.

(7) *Height regulations.* For those structures zoned RMU, the maximum permitted height shall not exceed the lesser of six stories or 96 feet.

Height not provided. Height cannot exceed 45'.

(8) *Sprinkling standards.* All proposed development shall meet applicable sprinkling standards set forth by the National Fire Protection Association (NFPA) and all state and city codes and ordinances.

(9) *Residential buffer.* Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:

a. A minimum 15-foot landscaped buffer located within the RMU zone along the district line. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.

b. A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.

c. The tree spacing and wall placement requirements of subsections a. and b. above may be adjusted by the planning and zoning manager where the applicant wishes to preserve existing specimen trees within the required buffer. This may include alternative arrangements that minimize the impacts of the screening requirements on the health of existing trees.

Not applicable

Sec. 93-11.5-7. - Supplemental area requirements.

Supplemental areas shall meet the following requirements:

(1) The following may not be located in the supplemental area:

a. Recreational areas and facilities such as swimming pools or tennis courts;

b. Fences and walls, except up to four feet in height for outdoor dining;

c. Service elements such as dumpsters, loading docks and similar elements; and

d. Mechanical features.

Compliant

(2) Adjacent to ground floor retail or restaurant uses the supplemental area:

a. Shall be at the same grade, slope, and cross slope as the adjacent required sidewalk;

b. Shall be hardscaped for a minimum of 80 percent of its horizontal area with decorative pavers, brick, slate, or stamped or colored concrete, but not asphalt;

c. Shall be accessible to the general public and may be used for pedestrian amenity elements such as benches, trees, lighting, outdoor dining, merchandise display and potted plants.

d. Eating places shall be permitted to have an outdoor dining area subject to compliance with the following provisions:

(i) The outdoor dining area shall not be located in the sidewalk clear area nor shall it obstruct pedestrian movement, fire lanes, access to any business, or areas designated for access by the physically impaired. Outdoor dining within the public right-of-way may not be surrounded by fences or walls and shall utilize movable tables and chairs.

(ii) The number of seats in the outdoor dining area shall not exceed fifty (50) percent of the number of indoor seats within the eating place.

(iii) Compliance with applicable state and county health regulations.

Not applicable

(2) This section shall not be deemed to permit signage or structural alterations such as canopies or walls regulated elsewhere in this chapter.

Not applicable

(4) Adjacent to ground-floor dwelling units, excluding live-work dwellings, the supplemental area:

a. Shall be landscaped, except for area used for stoops, porches, wheelchair ramps, or walkways;

b. Shall be planted with canopy trees, as established in chapter 93, article 29, an average of 30 feet on-center as measured parallel to the front lot line.

c. Shall be differentiated from the adjacent sidewalk by a continuous wall, fence, hedge, or retaining wall between six and 30 inches in height.

Trees have been provided and Arborist will review. No detail is available regarding a continuous wall, fence, hedge or retaining wall.

(5) The supplemental area, when adjacent to ground-floor live-work dwellings or other uses, or when not adjacent to a building, shall be subject to subsections (2) and (4).

Not applicable

Sec. 93-11.5-8. - Sidewalk requirements.

Public sidewalks shall be located along all existing and new public and private streets, excluding private alleys. Sidewalks shall be of the widths indicated below and shall consist of two areas: a landscape area and a clear area. The following regulations shall apply to all required sidewalks:

(1) *Sidewalk landscape area requirements.*

a. **The landscape area shall have a minimum width of five feet and shall be located adjacent to the curb.**

b. The landscape area may be paved adjacent to on-street parking when located adjacent to ground floor retail, and shall be landscaped in all other areas.

c. **Street trees shall be planted on average 30 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall comply with the requirements of chapter 93, article 29, shall be limbed up to a minimum height of seven feet, and shall be of an appropriate street tree species found in appendix A, attached to the ordinance from which chapter 93, article 29 was derived. The city planning commission may approve an alternate for street tree requirement subject to constraints such as overhead or underground utilities or underground utility easements.**

d. The landscape area is also intended for the placement of street furniture, including utility poles, waste receptacles, fire hydrants, traffic signs, bus shelters, bicycle racks, public kiosks

and similar elements in a manner that does not obstruct pedestrian access or motorist visibility as determined by the city.

e. The landscape area shall be maintained by the adjacent property owner.

f. Where tree grates are provided they may encroach into the sidewalk clear area a maximum depth of two feet and the landscape area may be reduced by a corresponding depth.

A sidewalk is shown. Dimensions have not been provided.
Street trees are provided but not 30' on center along Chestnut.
Landscape area detail not provided.

(2) *Sidewalk clear area requirements.*

a. The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic control boxes, traffic signs, awnings, canopies, and utility structures. The sidewalk clear area shall have a consistent cross slope not exceeding two percent.

b. No awning or canopy shall extend more than five feet over the clear area.

c. The sidewalk clear area shall comply with the standards established in chapter 81 (City of Hapeville Architectural Design Standards), section 81-1-6 of the Hapeville Code of Ordinances.

d. Where property within the district abuts a residential zone without an intervening street, the sidewalk area within 20 feet of such district shall taper when necessary to provide a smooth transition to the existing residential zone sidewalk. In the event that the abutting residential zone has no existing sidewalk, the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the city planning commission.

Paving materials to remain continuous. **Any paving materials, including concrete, special pavers, or decorative paving within the landscape area or clear area shall continue across any intervening driveway.**

No paving materials have been provided.

Sec. 93-11.5-9. - Parking and curb cut requirements.

In addition to the requirements of article 23 of this chapter, off-street parking and loading, the following requirements shall apply within the RMU district:

(1) See article 22.1 for minimum parking space requirements.

(2) See section 93-23-7 of the Hapeville Code of Ordinances for mixed-use developments, which may be reduced as authorized by the board of appeals subject to a shared parking arrangement under the following criteria:

a. The minimum number of parking spaces for a project where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are limited or not available, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes the use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation.

b. An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:

(i) A to-scale map indicating location of proposed parking spaces;

(ii) Hours of business operation of nonresidential parking users;

(iii) Copies of the legal instrument that authorizes the use of shared parking facilities, which shall be filed with the department of economic development.

c. Where authorized shared parking exists, and a change affecting the shared use occurs, the applicant shall have up to 30 calendar days to provide the city planning and zoning manager with a valid legal instrument reflecting the modified parking arrangements.

d. A change to any of the conditions identified in this subsection, except as identified in subsection (2)c. above, shall terminate authorization for shared parking. A shared parking arrangement shall be deemed a condition of the zoning and any modification will require a new site plan, parking plan, and zoning approval.

Not applicable

(3) Developments are permitted a maximum of two driveway curb cuts per block face. For the purposes of this Section, two curb cuts serving two one-way driveways shall only be counted as one curb cut.

Compliant

(4) No curb cuts, driveways or circular drives shall be permitted on South Central Avenue or Atlanta Avenue where access can be provided from a side or rear street.

Compliant

(3) Rear alleys or rear drives shall be provided to access attached single-family garages, detached single-family dwelling garages, and commercial loading and service areas.

Compliant

(4) Carports shall be prohibited.

Not applicable

(5) Garages shall not face adjacent streets except where alley or rear drive access is not feasible, in which case such garages shall be set back a minimum of 25 feet from the build-to line. All garage materials shall match those of the principal structure.

Compliant

(6) Parking structures shall conceal automobiles from view, shall have the appearance of a horizontal storied building on all levels, shall be faced in brick, stacked stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stacked stone. Parking structures adjacent to the supplemental area shall also meet the requirements of subsection 81-1-6(e) of the Hapeville Code of Ordinances.

Not applicable

(7) Bicycle or moped parking spaces are required as follows: All nonresidential uses shall provide one such space for every 20 automobile spaces and condominium and apartment uses shall provide one such space for every five units provided that no such uses shall have fewer than two such spaces or be required to exceed 30 spaces. Such spaces shall be located within the sidewalk landscape area a maximum distance of 100 feet from the primary pedestrian entrance, or within the supplemental area and at least as close as the closest automobile space, except for handicapped parking spaces. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.

Not applicable

(10) Dumpsters shall be entirely screened from view of any street with vertically enclosed opaque walls matching the materials of the principal structure. Dumpsters shall not be permitted between a primary building and a public street.

Not applicable

Sec. 93-11.5-10. - Greenspace and open space requirements.

In addition to the requirements of chapter 93, article 29, and section 93-23-18 of this Code, **master planned developments in excess of two acres shall be required to provide and maintain a minimum of 20 percent greenspace/open space. Calculations for greenspace/open space shall exclude required sidewalks and landscape strips along streets, but may include the following:**

(1) Parks;
(2) Playgrounds;
(3) Trails;
(4) Gardens;
(5) Undeveloped space designated or habitat restoration and preservation;
(6) Plazas improved for pedestrian use shall also be considered greenspace when finished in brick or stone pavers and planted with at least one canopy tree per 2,500 square feet of area, with a minimum of 100 square feet of unpaved planting area around each tree.

20% greenspace not provided. Greenspace plan should be provided to show calculation. An original site plan had been approved c. 2008 which included condo buildings with smaller footprints than the proposed townhomes for this plan. The 2008 plan met the open space requirements.

Sec. 93-2-16. - Site plan review.

(a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of side planning and design resulting in quality development in the city.

(b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

(c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

(1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

a. The locations, size and height of all existing and proposed structures on the site.

The plans show the location of 7 multi-unit townhome buildings.
Setback dimensions are not provided. The applicant should provide actual dimensions for setbacks from all property lines to the closest vertical elements of the building.

b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

Rear entry concrete driveways are shown. Dimensions are not provided.
A sidewalk is shown along the perimeter streets. Detail, including dimensions, are not provided.

c. The locations, area, and number of proposed parking spaces.

The garages appear to accommodate two parking spaces per dwelling unit (only 1 is required). No guest parking has been provided in the development. There is limited parking along Chestnut Street on the south side of the street. There are no other on street parking opportunities identified in the plan.

d. Existing and proposed grades at an interval of five feet or less.

Provided on separate grading sheet.

e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

See Arborist Report

f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.

Provided

g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

Provided

h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

None shown (see above).

i. The identification and location of all refuse collection facilities, including screening to be provided.

Individual units to provide cans.

j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

Provided. See engineer's report.

k. Location and size of all signs.

Not applicable.

(2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

(3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

(4) *Project data.*

a. Site area (square feet and acres).

The total site area is 2.076 acres.

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

Impervious surface has not been provided.

c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

Total dwelling units: 34. 3 Bedroom, 3 1 /2 bath units.

d. Floor area in nonresidential use by category.

Not applicable

e. Total floor area ratio and/or residential density distribution.

Compliant

f. Number of parking spaces and area of paved surface for parking and circulation.

2 parking spaces per dwelling unit provided in each unit's garage.

(5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

Compliant

FINDINGS

Staff recommends approval of the site plan with the following conditions that satisfy the code requirements.

1. Provide impervious surface detail and total.
2. Provide dimensions for rear entry concrete driveways.
3. Provide dimensions for sidewalk.
4. Provide detail for required continuous wall, fence, hedge or retaining wall.
5. Provide detail for required landscape area.
6. Provide required street trees.
7. Provide setback dimensions for all vertical elements.
8. Provide intervening driveway materials detail.
9. Provide heights for townhomes.
10. Provide location for mail kiosk.
11. Provide required 20% open space. *The applicant has requested a variance from the Board of Appeals for this requirement.
12. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
13. Address any outstanding issues on the Engineer's Report.
14. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

Any approval of the site plan requires the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Atlanta Ave
College St
Georgia Ave
Chestnut St
3538
3520
3561
3548
3585
3534
3569
627
3544
3577
623
3550
3579
3554
3565
620
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Keck+Wood
COLLABORATION BY DESIGN

November 12, 2021

Ms. Adrienne Senter
Planning & Development Coordinator
Department of Economic Development
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: Hapeville Townhomes Pod C
647-651 Chestnut Street
3602 South Fulton Avenue
Concept Site Plan Review No. 1
K&W Ref. No. 211052.40

Dear Ms. Senter:

As requested, I have reviewed the Concept Site Plan for the Hapeville Townhomes Pod C site to be located on a total of 2.076 acres at the intersection of South Fulton Avenue and Chestnut Street within an RMU Zoning District. The proposed development will include 34 units. This review is for compliance with the site plan review requirements of Section 93-2-16 of the City ordinances. The initial submittal was received on October 28, 2021. The plans were prepared by Atwell, with no design professional seal. My comments are as follows:

1. Chestnut Street and South Fulton Avenue are shown with a 40 feet right of way on the plat which does not comply with the minimum 50 feet width required by Section 90-1-3.(3). The additional width of 5 feet to provide the required right of way on one side of the street should be shown per Section 90-1-3.(4).
2. The location and size of all signage should be shown on the plans per Section 93-2-16(j.).
3. The zoning of adjacent properties should be shown on the plans.
4. Plans for how existing trees over 3 inch caliper are to be retained on the site per Section 93-2-16(c) (2) were not provided.
5. Building sections and elevations per Section 93-2-16(c)(3) and (4) were not provided.
6. While this submittal review is for concept site plan approval only, the applicant should be aware that submittal and review of detailed site construction drawings will still be necessary prior to land development permitting.

I have retained one copy of the plans provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Very truly yours,

KECK & WOOD, INC.

Michael J. Moffitt, P.E.

1891 Hapeville GEORGIA

A Community with a Heart

FIRE DEPARTMENT

DAVID BLOODWORTH
FIRE CHIEF

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: Asbury Park Townhome Development Pods A-F

Date: November 9, 2021

This development could possibly have an impact on the Fire Department due t narrow access streets/alleys. Automatic Fire Sprinkler Systems may be required for each unit. This also could have an impact manpower. If you should need any more information, please let me know. Thanks.

PDD "D" 21-PC-11-54

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant ATWELL, LLC - THEO STONE

Mailing Address: 1255 LAKES PARKWAY, B-100, S-120, LAWRENCEVILLE GA 30043

Telephone 770-767-6841 Mobile # [redacted] Email tstone@atwell-group.com

Property Owner (s) CML HAPEVILLE

Mailing Address 3715 NORTHSIDE PKWY NW BUILDING 400-100

Telephone 404-846-4010 Mobile #

Address/Location of Property: see attached

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** see attached

Present Zoning Classification: RMU Size of Tract: 1.26 acre(s)

Present Land Use: SINGLE FAMILY LOT(S) / VACANT

Please check the following as it applies to this application

X Site Plan Review
____ Conditional Use Permit
____ Temporary Use Permit Other (Please State) ____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Applicant's signature

Date: 10/11/21

Sworn to and subscribed before me

This 11 **day of** October, 20 21.

Notary Public

CAROLYN A DAVIS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires 03-11-2023

3

POD D - Address and Parcel ID

- 3608 Georgia Ave - 14 009700080114
- 3614 Georgia Ave - 14 009700080106
- 3618 Georgia Ave - 14 009700080098
- 3622 Georgia Ave - 14 009700080080
- 3637 Union Ave - 14 009700080049
- 3627 Union Ave - 14 009700080031
- 3619 Union Ave - 14 009700080023

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

PROPOSED PROJECT IS FOR THE CONSTRUCTION OF 23 TOWNHOME UNITS ON A VACANT 1.26 ACRE PARCEL. PROJECT INCLUDES INSTALLATION OF SUBSURFACE UTILITIES AND ROAD INFRASTRUCTURE.

D

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

3608 GEORGIA AVE., 3614 GEORGIA AVE., 3618 GEORGIA AVE., 3622 GEORGIA AVE., 3637 UNION AVE., 3627 UNION AVE., 3619 UNION AVE.

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant:
ATWELL, LLC - THALONIUS "THEO" STONE

Address of Applicant:
1255 LAKES PARKWAY BUILDING 100, SUITE 120 LAWRENCEVILLE, GA 30043

Telephone of Applicant:
770-767-6841

Signature of Owner

Robert Paul Francis

Print Name of Owner

Manager of CML Hapeville LLC

Personally Appeared Before Me this 8 day of October, 2021.

Deborah M. Carozza

Notary Public

DEBORAH M CAROZZA NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES 10/18/2024

8

Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

(Please ***initial*** each item on the list above certifying the all required information has been included on the site plan)

TS A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

TS Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

TS The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

TS Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

TS The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

TS The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

TS Existing and proposed grades at an interval of five (5) feet or less.

TS The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

TS A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

TS The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

____ The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

TS The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

____ Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.

____ Location and size of all signs. Detached single-family residential development may be exempt from this requirement.

TS Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.

TS Site area (square feet and acres).

TS Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

TS Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.

TS Total floor area ratio and/or residential density distribution.

TS Number of parking spaces and area of paved surface for parking and circulation

____ At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please ***initial*** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____

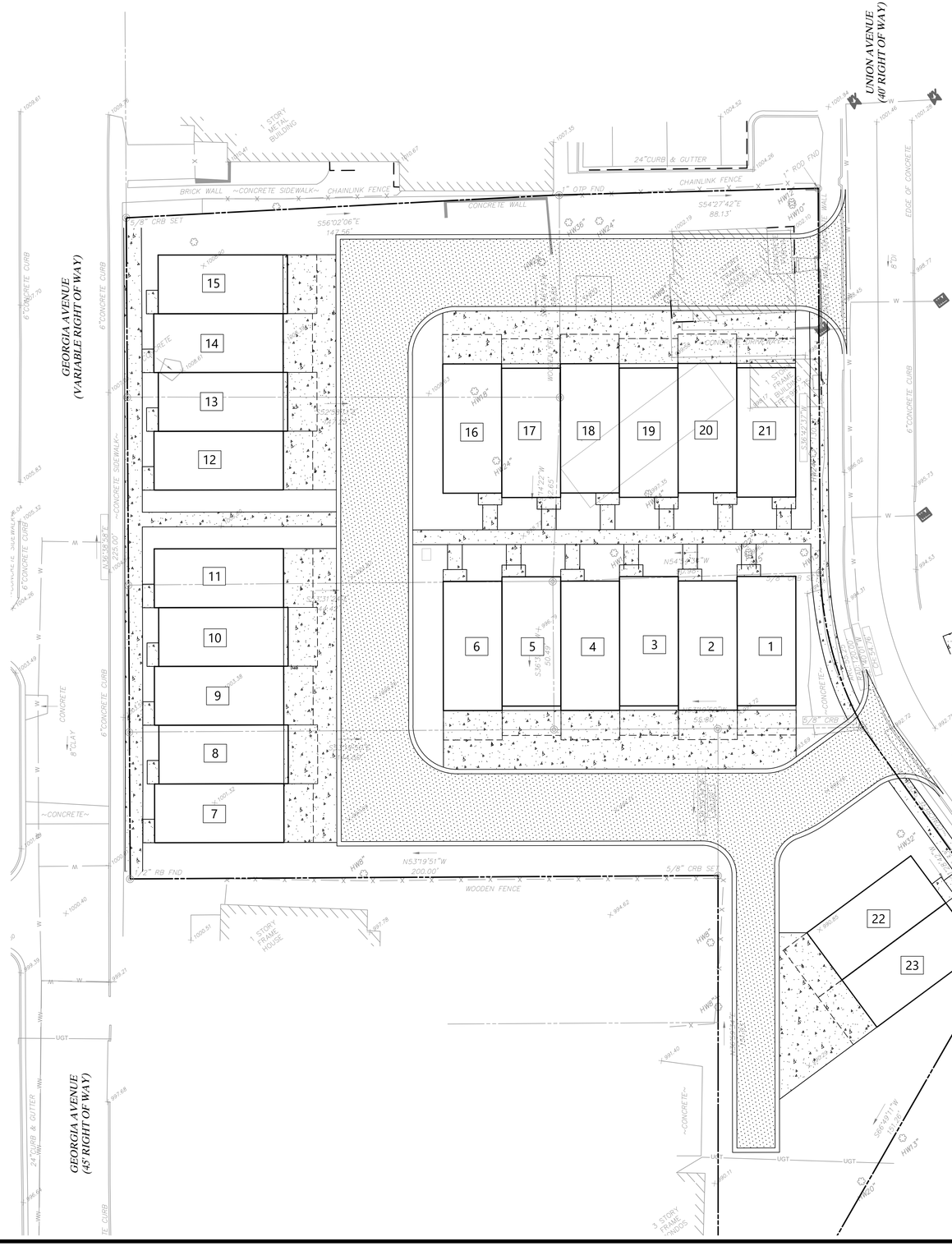
Date 10/11/2021

POD D

All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 97 of the 14th District of Fulton County, Georgia, containing 55283 square feet (1.269 acres), more or less, and being more particularly described as follows:

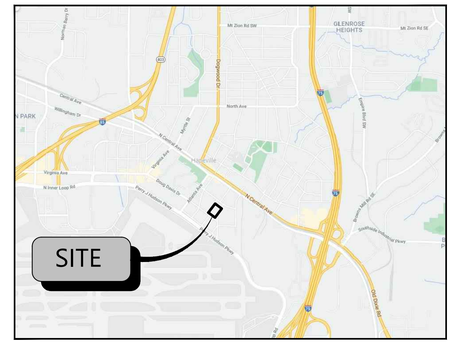
Commencing at the intersection of the northern right-of-way of Chestnut Street and the southeastern right-of-way of Georgia Avenue; thence North 37 degrees 36 minutes 32 seconds East, 210.47 along the right-of-way of Georgia Avenue to the TRUE POINT OF BEGINNING; thence continuing along said right-of-way North 37 degrees 16 minutes 23 seconds East, 175.03 feet to an iron pin; thence leaving said right-of-way South 53 degrees 58 minutes 38 seconds East, 235.28 feet to a 1" rod on the western right-of-way of Union Avenue; thence along said right-of-way South 37 degrees 16 minutes 09 seconds West, 135.04 feet to an iron pin; thence 51.77 feet along an arc of a curve to the left, said curve having a radius of 87.26 feet, a chord bearing of South 20 degrees 16 minutes 20 seconds West, and a chord distance of 51.02 feet to a point; thence 3.90 feet along an arc of a curve to the left, said curve having a radius of 87.26 feet, a chord bearing of South 01 degrees 59 minutes 37 seconds West, and a chord distance of 3.90 feet to a point; thence South 00 degrees 42 minutes 45 seconds West, 81.10 feet to a point; thence leaving the right-of-way of Union Avenue South 66 degrees 20 minutes 23 seconds West, 151.86 feet to an iron pin on the northern right-of-way of Chestnut Street; thence along said right-of-way North 54 degrees 10 minutes 12 seconds West, 20.16 feet to a point; thence leaving said right-of-way North 35 degrees 36 minutes 57 seconds East, 202.37 feet to a point; thence North 51 degrees 53 minutes 21 seconds West, 58.81 feet to a point; thence North 51 degrees 53 minutes 21 seconds West, 142.14 feet to the TRUE POINT OF BEGINNING.

Said property being a combination of Fulton County Georgia Parcels 14 0097000 80114, 14 0097000 80109, 14 0097000 80023, 14 0097000 80098, 14 0097000 80031, and 14 0097000 80049, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3142.



KEY NOTES

1	24" CURB & GUTTER, SEE SHEET ##### FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET ##### FOR DETAIL
3	CONCRETE PAVEMENT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY ASPHALT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE DETAIL SHEET ##### FOR DETAIL
6	CONCRETE WHEEL STOP. SEE DETAIL SHEET CXX
7	TAPER CURBING FROM 6" TO 0" OVER 5'
8	"TYPE A" CURB RAMP. SEE SHEET CXX FOR DETAILS
9	"TYPE D" CURB RAMP. SEE SHEET CXX FOR DETAILS
10	STOP SIGN (R1-1). SEE DETAIL SHEET CXX
11	LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
12	DIRECTIONAL ARROWS. SEE DETAIL SHEET CXX
13	CROSSWALK...
14	50'x10' LOADING ZONE (500SF MINIMUM AREA)
15	PROPOSED DUMPSTER ENCLOSURE WITH CONCRETE APRON. SEE ARCHITECTURAL PLANS FOR DETAILS
16	PAVEMENT OVERLAY....
17	"TYPE B" CURB RAMP WITH DETECTABLE WARNING STAMP.
18	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
19	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
22	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
23	CONCRETE BOLLARDS. SEE DETAIL SHEET CXX.



VICINITY MAP

N.T.S.

SITE LEGEND

EXISTING PROPERTY LINE	PARKING SPACE COUNT
EXISTING RIGHT-OF-WAY	SIGN
EXISTING SETBACK LINE	LIGHT POLE
PROPOSED RIGHT-OF-WAY	GROUP OF FOUR GUARD POSTS
PROPOSED SETBACK LINE	DUMPSTER PAD
100 YEAR FLOOD PLAIN	TRANSFORMER PAD
18" CURB AND GUTTER	PROPOSED SIGNAL
24" CURB AND GUTTER	GRATE INLET
PROPOSED RETAINING WALL	STORM MANHOLE
CROSS WALK	DOUBLE WING CATCH BASIN
STOP BAR (PAVEMENT MARKING)	SINGLE WING CATCH BASIN
TRAFFIC FLOW ARROW (PAVEMENT MARKING)	AREA INLET
"YIELD" (PAVEMENT MARKING)	OUTLET CONTROL STRUCTURE
DIRECTIONAL ARROWS (PAVEMENT MARKING)	HEADWALL
"ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)	SANITARY SEWER MANHOLE
HANDICAP STALL	CONCRETE
CONCRETE WHEEL STOP	STANDARD DUTY PAVING
A.D.A. STD HANDICAP RAMP	HEAVY DUTY PAVING
	OVERLAY EXISTING PAVEMENT

SITE DATA

POD D	1.26 AC
POD D OPEN SPACE REQU	N/A
POD D DENSITY:	23 UN (14.9 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)

NOTE:
1. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
2. PROPOSED DEVELOPMENT WILL HAVE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

PARKING SUMMARY

PARKING REQUIREMENTS	1 SP / UN

GENERAL SITE NOTES

1. THE PROJECT IS FOR PROPOSED INFILL DEVELOPMENT OF RESIDENTIAL TOWNHOMES WITHIN HAPEVILLE. THE DEVELOPER HAS A LETTER OF INTENT TO PURCHASE A TOTAL OF APPROXIMATELY 8. 3 ACRES TO BE BROKEN UP INTO PODS A THROUGH F FOR DEVELOPMENT. DESIGN FOR THE SUBJECT PROPERTIES WOULD OCCUR LATE 2021 AND EARLY 2022, WITH ANTICIPATED CONSTRUCTION LATER IN 2022.
2. EACH UNIT WILL HAVE INDIVIDUAL GARBAGE ASSOCIATED WITH IT
3. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.

811
Know what's **below.** **Call** before you dig.

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NOTICE:
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LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
GA-PEF005804

PROJ SECTION
UNION AVE
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWN HOMES POD D
SITE DEVELOPMENT PLANS
SITE PLAN

DATE 2021-10-07

REVISIONS

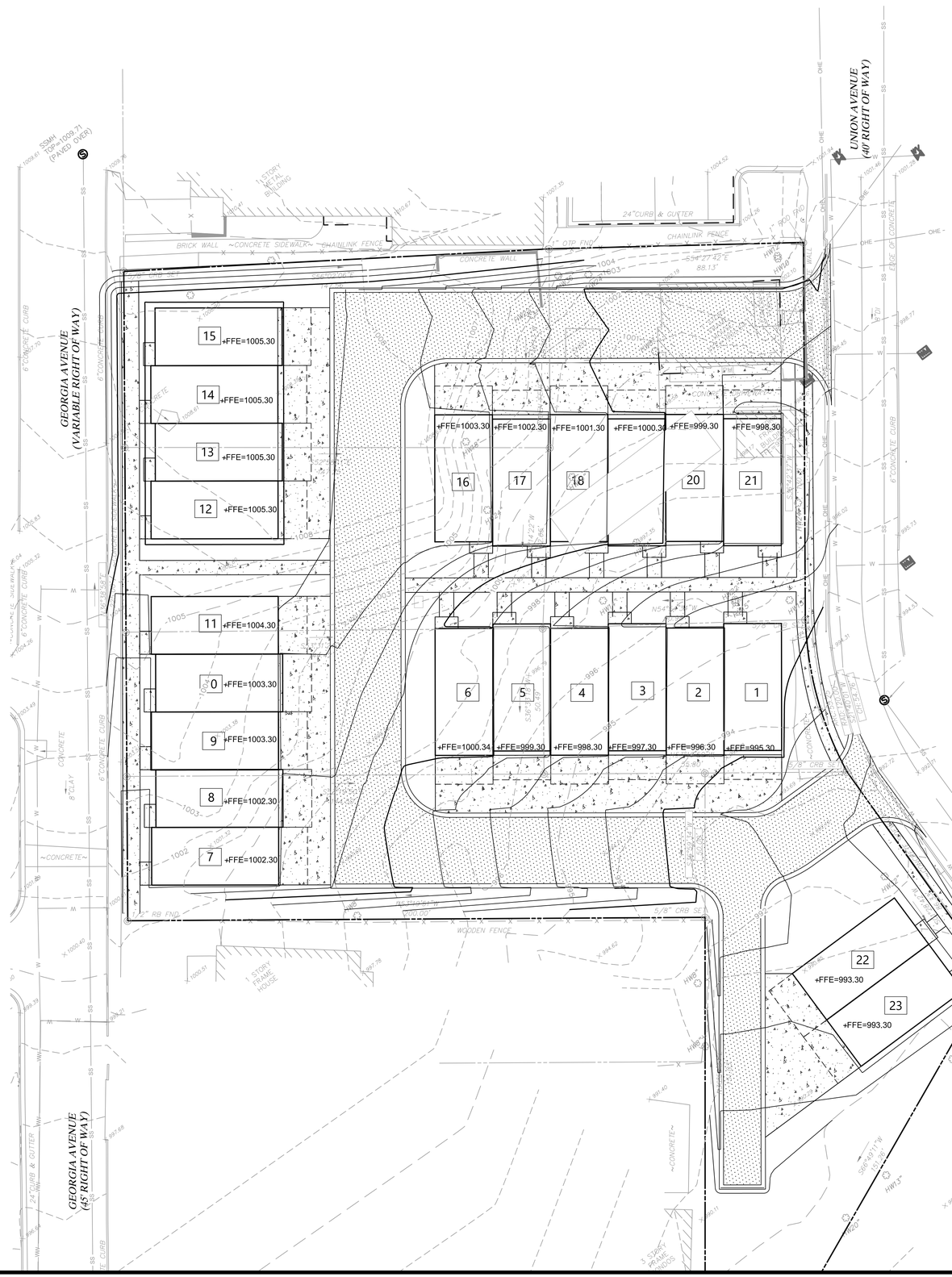
0 10' 20'
SCALE: 1"=20'

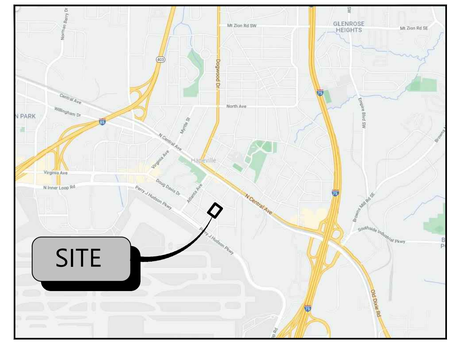
DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-3.0

CAD FILE: C200 SITE PLAN POD D

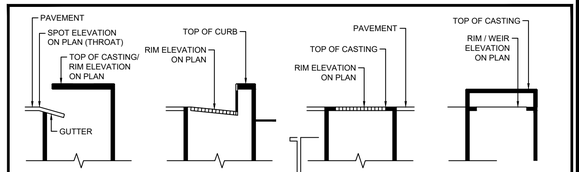
BOTTOM RIGHT

FILE NAME: K:\21002729-Hapeville, GA Townhouses\CIVIL\Engineering\04 PRODUCTION PDD D\C200 SITE PLAN POD D.dwg LAST SAVED BY: dwood 10/6/2021 4:25 PM PLOTTED BY: Dustin Wood 10/12/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG To PDF.PC3 PLOT STYLE: ATWELL.CTB





VICINITY MAP
N.T.S.



DEFINITION OF STRUCTURE SPOT ELEVATIONS
NOT TO SCALE

KEY NOTES	
1	CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADE
2	RIDGE LINE
3	2:1 SLOPE
4	DRAINAGE SWALE @ 1.00% MIN. GRADE, CONTRACTOR TO FINE GRADE TO ENSURE POSITIVE DRAINAGE
5	ADA PARKING AREA, MAXIMUM SLOPE OF 2% IN ANY DIRECTION
6	8" HDPE HEADER PIPE FOR ROOF DRAIN CONNECTION, MINIMUM SLOPE OF 1%
8	CONTRACTOR TO TIE INTO AND MATCH EXISTING PAVEMENT

GENERAL NOTES:

1. ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
2. NOT SLOPES ARE TO BE STEEPER THAN 3:1
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
4. ALL TREES TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
5. TOPOGRAPHIC SURVEY BY PROJ SURVEYOR, DATED SURVEY DATE.
6. FLOOD PLAIN IS/IS NOT PRESENT ON THIS SITE PER FEMA FIRM MAP NUMBER 13121C0368F,13121C0366F, DATED SEPTEMBER 18, 2013.
7. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
8. OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY.
9. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AD GUTTER AND PAVEMENT TIE-ISN AND GRADING.
10. VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
11. ALL CLEANOUTS LOCATED IN PAVEMENT TO HAVE TRAFFIC RATED LIDS.
12. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.

GRADING LEGEND

EXISTING PROPERTY LINE		PROPOSED STORM LINE	
EXISTING RIGHT-OF-WAY		PROPOSED RETAINING WALL	
EXISTING SETBACK LINE		PROPOSED SPOT ELEV	x123.4
PROPOSED RIGHT-OF-WAY		SLOPE ARROW	2%
PROPOSED SETBACK LINE		GRATE INLET	
100 YEAR FLOOD PLAIN		STORM MANHOLE	
EXISTING MINOR CONTOURS	123	DOUBLE WING CATCH BASIN	
EXISTING MAJOR CONTOURS	123	SINGLE WING CATCH BASIN	
PROPOSED MINOR CONTOUR	123	AREA INLET	
PROPOSED MAJOR CONTOUR	123	OUTLET CONTROL STRUCTURE	
PROPOSED BREAK LINE		HEADWALL	
EXISTING STORM LINE		SANITARY SEWER MANHOLE	

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FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWN HOMES POD D
SITE DEVELOPMENT PLANS
GRADING PLAN

DATE 2021-10-07

REVISIONS

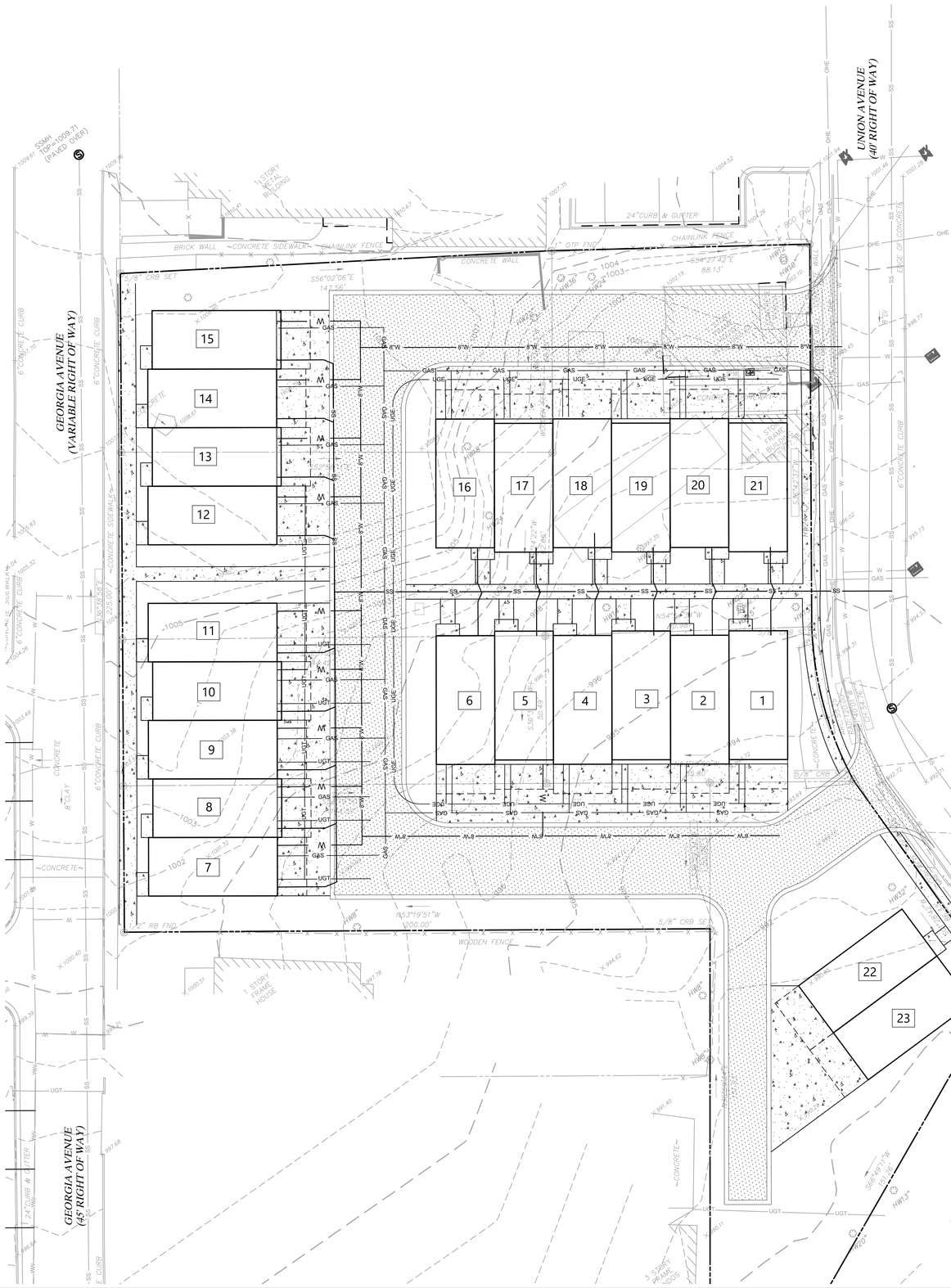
0 10' 20'
SCALE: 1"=20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-4.0

CAD FILE: C300 GRADING PLAN POD D

BOTTOM RIGHT

FILE NAME: K:\21002729-Hapeville, GA Townhomes\DWG\Engineering\04 PRODUCTION POD D\C300 GRADING PLAN POD D.dwg LAST SAVED BY: rdll 10/12/2021 10:43 AM PLOTTED BY: Thea Stone 10/12/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTODESK PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB



SITE

VICINITY MAP

N.T.S.

KEY NOTES

1	UNDERGROUND POWER SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
2	UNDERGROUND TELEPHONE SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
3	CONTRACTOR TO BEND LINE AS NECESSARY TO ENSURE VERTICAL CLEARANCE
4	HORIZONTAL BEND
5	3/4" COPPER DOMESTIC WATER LINE
6	CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE EXACT SIZE AND LOCATION WITH GEORGIA POWER.
7	REFER TO ARCH PLANS FOR ALL UTILITY ENTRY LOCATIONS AND INTERNAL CONNECTIONS
8	MAIN SIZE x 3/4" TAPPING SLEEVE & GATE VALVE FOR DOMESTIC WATER LINE. TIE INTO PROPOSED WATER MAIN PER DOUGLAS COUNTY WATER.
9	3/4" DOMESTIC WATER TO BE INSTALLED BY DOUGLAS COUNTY WATER
10	CONTRACTOR TO INSTALL 2" RPZ BACKFLOW PREVENTER
11	3/4" x 2" x 2" TEE
12	3/4" COPPER IRRIGATION WATER LINE
14	CONTRACTOR TO INSTALL 3/4" RPZ BACKFLOW PREVENTER FOR IRRIGATION SYSTEM
15	NATURAL GAS SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
17	HOSE BIBB, REFER TO ARCH PLANS FOR DETAILS
18	SITE LIGHTING, SEE PHOTOMETRIC PLAN (BY OTHERS) FOR DETAILS

GENERAL UTILITY NOTES:

1.) CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DESIGN ASSUMPTIONS.

2.) LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY PROJ SURVEYOR, DATED SURVEY DATE. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.

3.) MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.

4.) REFER TO ARCHITECTURAL PLANS FOR ON SITE UTILITY CONDUITS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS

5) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

CAUTION NOTE:

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITH IN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY LEGEND

	EXISTING PROPERTY LINE		SEWER SERVICE (SINGLE SERVICE)
	EXISTING RIGHT-OF-WAY		SANITARY SEWER CLEAN OUT
	EXISTING SETBACK LINE		POST INDICATOR VALVE
	PROPOSED RIGHT-OF-WAY		WATER SERVICE (DOUBLE SERVICE)
	PROPOSED SETBACK LINE		WATER SERVICE (SINGLE SERVICE)
	100 YEAR FLOOD PLAIN		WATER METER
CATV	CABLE LINE		WATER BEND 11.25°
OHE	ELECTRIC OVERHEAD LINE		WATER BEND 22.5°
UGE	ELECTRIC UNDERGROUND LINE		WATER BEND 45°
GAS	GAS LINE		WATER BEND 90°
SS	SEWER LINE		WATER TEE
SSFM	SEWER FORCEMAIN		GATE VALVE
OHT	TELEPHONE OVERHEAD LINE	DDC	DOUBLE DETECTOR CHECK VALVE ASSEMBLY
UGT	TELEPHONE UNDERGROUND LINE		FIRE HYDRANT
W	WATER LINE	FDC	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE		GREASE TRAP
	SEWER SERVICE (DOUBLE SERVICE)		ELECTRICAL TRANSFORMER
			LIGHTING FIXTURE

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D.R. HORTON
HAPEVILLE TOWN HOMES POD D
SITE DEVELOPMENT PLANS
UTILITY PLAN

DATE 2021-10-07

REVISIONS

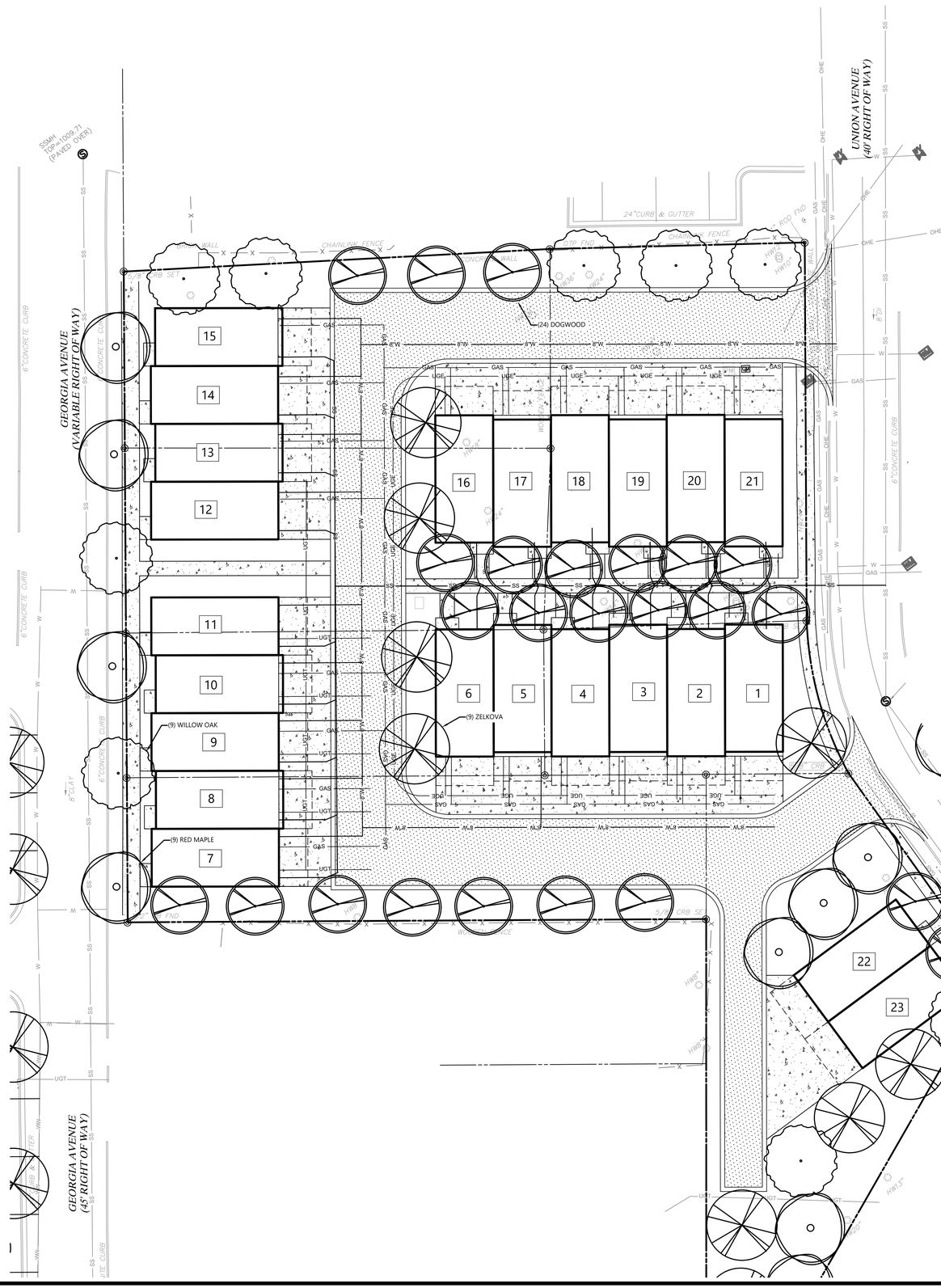
0 10' 20'
SCALE: 1" = 20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-5.0

CAD FILE: C400 UTILITY PLAN POD D

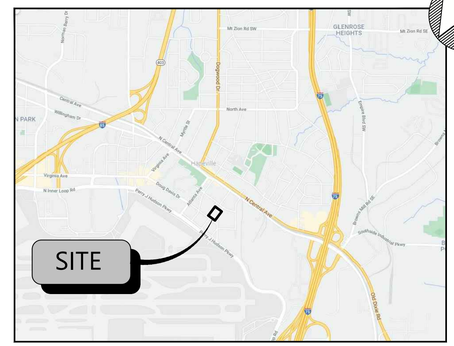
BOTTOM RIGHT

FILE NAME: K:\21002729-Hapeville, GA Townhouses\DWG\Engineering\04 PRODUCTION POD D\C400 UTILITY PLAN POD D.dwg LAST SAVED BY: dwand 10/6/2021 4:25 PM PLOTTED BY: Theo Shiva 10/12/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL-FB



GENERAL

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL WORK AS SPECIFIED IN ACCORDANCE WITH THE PLANS AND AS LISTED IN THE GENERAL NOTES.
2. BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.
3. ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDINGS, CURB, OR WALKS SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
4. THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. THE LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PARTS OF THE PROJECT.
6. ALL PROPOSED PLANT MATERIALS SHALL BE FREE FROM INJURY, PEST, DISEASE, OR ROOT DEFECTS AND SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
7. PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.
8. THE PLANT LIST IS FOR THE LANDSCAPE CONTRACTORS CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COUNT FROM THE PLAN AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
9. ALL LANDSCAPE AREAS WHERE ASPHALT OR CURBING HAS BEEN REMOVED AND ALL LANDSCAPE ISLANDS MUST HAVE CLEAN, FRIALBE TOPSOIL TO A TOTAL DEPTH OF TWO (2) FEET.
10. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LIMES, AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIAL.
11. INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-NEEDED BASIS.
12. ALL MOWABLE LAWN AREAS SHALL BE SODDED WITH BERMUDA GRASS. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED AS NOTED ON PLAN.
13. MULCH ALL GROUND COVER AND PLANTING BEDS AND A 4'-0" DIAMETER BASE AROUND ALL FREE STANDING TREES WITH 4" MIN. FRESH PINE STRAW.
14. WHERE TREES ARE PLANTED CLOSER THAN 5 FEET FROM CURB OR SIDEWALK, EITHER CONCRETE OR HDPE (HIGH DENSITY POLYURETHANE PLASTIC) ROOT BARRIERS MUST BE INSTALLED. THESE ROOT BARRIERS MUST BE A MINIMUM OF 30 INCHES DEEP.
15. ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS ON THE SITE.
16. SHRUB HEIGHTS SHALL BE MAINTAINED AT 2'-0" AND TREE CANOPIES SHALL BE ABOVE 6'-0" AT ALL PLANTING ISLANDS AND DRIVE OPENINGS WITHIN THE PARKING LOT AND INTERSECTING STREETS BY LANDSCAPE CONTRACTOR AND OWNER TO INSURE SAFE SIGHT DISTANCES.
17. ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
18. THE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE, INCLUDING WATERING, WEEDING, PRUNING, MOWING OF LAWNS, AND RE-MULCHING OF THIS WORK UNTIL DATE OF FINAL ACCEPTANCE.



VICINITY MAP

N.T.S.

FOR SODDED AREA

1. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT)
2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.
3. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.
4. SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAKES SHALL BE DRIVEN FLUSH WITH SOD AS NOT TO INTERFERE WITH MOWING OPERATIONS.
5. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.
6. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

GRASSING

1. PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
2. ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT REGROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED OR LOOSENED TO 4" MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST INTO THE TOP 2" TO 3".

INSPECTION

1. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY

1. ALL PLANT MATERIAL SHALL BE WARRANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLECT OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS-OF-GOD DAMAGE.
2. REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THRIVING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.
3. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

QTY	COMMON NAME	BOTANICAL NAME	SIZE (IN)	TOTAL IN	COMMENTS
9	WILLOW OAK	QUERCUS PHELLOS	4	36	B&B, 14-16' HT.
24	DOGWOOD	CORNUS FLORIDA	2	48	B&B, 10-12' HT.
9	RED MAPLE	ACER RUBRUM	4	36	B&B, 14-16' HT.
9	ZELKOVA	ZELKOVA SERRATA	4	36	B&B, 14-16' HT.
			TOTAL	**156**	

SITE DATA

POD D 1.54 AC

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

TREE DENSITY

DENSITY REQUIRED	154 IN (100 IN/AC)
DENSITY PROVIDED	156 IN

811
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24 HOUR EMERGENCY CONTACT
24 HR CONTACT NAME
24 HR CONTACT #

ATWELL
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1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
GA-PEF005804

PROJ SECTION
UNION AVE
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWN HOMES POD D
SITE DEVELOPMENT PLANS
LANDSCAPE PLAN

DATE 2021-10-07

REVISIONS

0 10' 20'
SCALE: 1" = 20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. L-1.0

CAD FILE: L100 LANDSCAPE POD D

BOTTOM RIGHT

FILE NAME: Y:\21002729-Hapeville, GA Townhomes\DWG\Engineering\L4 PRODUCTION PDS\ PLL100 LANDSCAPE POD D.dwg LAST SAVED BY: mbl 10/11/2021 2:07 PM PLOTTED BY: Raymond Dill 10/13/2021 PAPER: ARCH D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

DATUMS

Horizontal: Grid North, NAD83, Georgia State Planes, West Zone (North American Datum of 1983) (2011) US Survey Foot, Fulton County, Georgia
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12 (Conus)

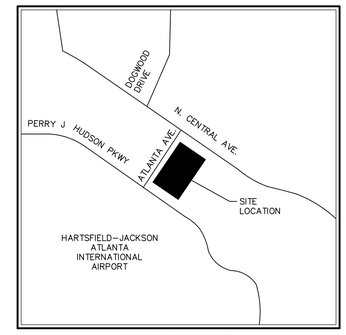
RETRACEMENT SURVEY FOR:

HAPEVILLE TOWN HOMES POD D

55283 S.F. (1.269 ACRES) OF LAND
COLLEGE STREET, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

LEGEND

O FIR	FOUND IRON ROD		MAILBOX
O FIP	FOUND IRON PIPE		BOLLARD
⊠	R/W MONUMENT		SIGN
	SUBJECT BOUNDARY LINE		GROUND LIGHTING
	SECTION CORNER		LIGHT POLE
	ADJACENT BOUNDARY LINE	O U.P.	UTILITY POLE
R/W	RIGHT OF WAY LINE		GUY ANCHOR WITH WIRE
X X	EXISTING FENCE	OHE OHE	ELECTRIC OVERHEAD
	GUARD RAIL	T	TELEPHONE PEDESTAL
	BUILDING STRUCTURE	T T	UNDERGROUND TELECOM
	STRUCTURE OVERHANG		FIBER OPTIC MARKER
	CONCRETE PAVEMENT		HANDHOLE
	ASPHALT PAVEMENT	E	ELECTRIC METER
	GRAVEL PAVEMENT	E	ELECTRIC RISER
×11.20	EXISTING SPOT ELEVATION		AIR CONDITIONING UNIT
40	EXISTING GROUND CONTOUR		ELECTRIC TRANSFORMER
	EDGE OF WATER	E E	UNDERGROUND ELECTRIC
	DITCH CENTER LINE		GAS METER
	WETLAND DELINIATION		GAS VALVE
	EXISTING TREE-DECIDUOUS	G G	UNDERGROUND GAS
	EXISTING TREE-CONIFEROUS		GAS WARNING POST
	LIMITS OF VEGETATION	W	WATER METER
	STORM SEWER		WATER VALVE
	EXISTING CUVLERT		FIRE HYDRANT
	STORM WATER MANHOLE	W	UNDERGROUND WATER
	STORM CATCH BASIN	○ C.O.	SANITARY CLEAN OUT
			SANITARY SEWER MANHOLE
		▷ ▷	SANITARY SEWER



VICINITY MAP

SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY,
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANES COORDINATES (NAD83), WEST ZONE, US FOOT. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON AUGUST 25, 2021 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
4. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. EQUIPMENT USED FOR MEASUREMENT:
   ANGULAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   LINEAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   GPS: TRIMBLE R10 GPS RECIEVER
7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR FULTON COUNTY, GEORGIA (COMMUNITY PANEL NUMBER 13121C0369F, EFFECTIVE DATE SEPTEMBER 18, 2013), NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

ZONING

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS

FRONT	0' MIN/15'MAX
SIDE	0'
REAR	0'
MAX BUILDING HEIGHT	3-STORIES / 45'

SURVEYOR'S CERTIFICATIONS

PER HB 76:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

PER CITY OF HAPEVILLE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 26,025 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT, THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 121122 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 1.269 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HERE IN WAS A TRIMBLE SX8 ROBOTIC TOTAL STATION.

GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

10/12/21
By: JOHN MARK DUNLAP, LS DATE
GEORGIA REGISTERED LAND SURVEYOR #3142
DATE OF EXPIRATION 12/31/21

811 Know what's below. Call before you dig.
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1255 LAKES PARKWAY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200

LOCATED IN
LAND LOTS: 95, 96, 97, 98
14TH DISTRICT
FULTON COUNTY, GEORGIA

CLIENT: D.R. HORTON

RETRACEMENT SURVEY FOR:
HAPEVILLE TOWN HOMES
POD-D

DATE 10/12/2021

REVISIONS

DWG.	SH / CH. MD
P.M.	T. STONE
CODE	AS
JOB	21002729
SHEET NO.	1 OF 1

FILE NAME: K:\21002729-Hapeville, GA Townhouses\DWG\Survey\21002729AS-01 Hapeville Town Homes.dwg LAST SAVED BY: mbunlap 10/12/2021 11:03 AM PLOTTED BY: Mark Dunlap 10/12/2021 PAPER: PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: BASE-STANDARD.CTB

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: November 11, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – POD D, Union Ave, Chestnut St and Georgia Avenue

BACKGROUND

The City of Hapeville has received a site plan application from Theo Stone of Atwell, LLC on behalf of CML Hapeville for a 1.26 acre 23 townhome unit development to be located west of Union Ave, north of Chestnut Street , and east of Georgia Avenue, "POD D", with an address currently unassigned.

The property is zoned RMU, Residential Mixed Use and is subject to the requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:
Article 11.5 – RMU Zone (Residential Mixed Use)

Sec. 93-11.5-1. - Intent.
The RMU district is established in order to:

(1)Ensure development that is consistent with neo-traditional planning practices, which are often defined by pedestrian-oriented buildings, interconnected streets, a mix of uses and housing types, and a compact walkable scale.
(2) Help create a compact, dense, and distinguishable core area;
(3) Provide for an urban form allowing mid-rise structures;
(4) Encourage multiple uses within the same structure; and
(5) Include street oriented activity and pedestrian amenities at the street level of structures.

Sec. 93-22.1-1. - Chart of dimensional requirements
Dimensional Requirements for **RMU Zoning** are as follows:

							Minimum Front Yard Setback		Minimum		Maximum			
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single Family Attached	20'/30'	1200	M		1000	100	0/15	0/15	0	0	3/ 45'	1 DU	H	A

h. All live-work units shall provide a total of three parking spaces per dwelling unit, one of which may be provided in adjacent on-street parking.
m. Reference subsection 93-11.5-3(18) Residential density limitations.

Sec. 93-11.5-3. - Permitted uses.
The following are permitted within the RMU zone:

(10) Single-family attached dwellings with at least two units attached, but no more than 12, and subject to the density restrictions in subsection (16).

Compliant

(16) Residential density limitations shall be as follows:

a. The maximum permitted residential density of a master planned development zoned RMU shall not exceed:

(i) Twenty units/acre for single-family detached;

(ii) Thirty-six units/acre for single-family attached patio/townhomes and live-work units;

(iii) Fifty units/acre for multifamily.

In no case shall the maximum combined residential density exceed 75 units per acre, calculated based on the total acreage of the project, including multiple parcels or city blocks.

Compliant

b. The residential density of individual parcels or blocks within a master planned development may be greater or less than 75 units per acre, provided the project's combined average maximum permitted residential density shall-not exceed a combined total of 75 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant; and

c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.

Sec. 93-11.5-6. - Area, placement, and buffering requirements.
All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

(1) *Lot area and width.* The minimum area shall be established by the restriction governing lot coverage, setbacks, height, and parking requirement as found in article 22.1 and set forth herein. Generally, no lot shall have a minimum frontage of less than 20 feet; however, **single-family residential lots shall have a minimum frontage of 30 feet.**

Compliant

(2) *Front yard.* See subsection (3) below.

(3) *Build-to line.* **The minimum build-to line shall be zero feet and the maximum shall be 15 feet, provided that the maximum build-to line may be increased as determined to be necessary and advisable by the city planning commission in the course of its site plan review process.** In determining such increase, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares, their relationship to existing and proposed parks and plazas, the location of existing mature trees, and the supplemental area of adjacent structures. Where the build-to line

is modified to provide parks and plazas, said facilities shall be directly accessible to the public during normal city park hours.

Dimensions not provided. Would require City Planning Commission approval for greater than 15' setback.

(4) *Side yards.* There shall be no minimum side yard requirement except as required by subsection (9) for residential zone buffers.

(5) *Rear yards.* There shall be no minimum rear yard requirements except as required by subsection (9) for residential zone buffers.

(6) *Distance between buildings.* The minimum distance between two buildings on a single lot or on contiguous property shall only be limited by applicable public safety and fire codes.

(7) *Height regulations.* For those structures zoned RMU, the maximum permitted height shall not exceed the lesser of six stories or 96 feet.

Height not provided. Height cannot exceed 45'.

(8) *Sprinkling standards.* All proposed development shall meet applicable sprinkling standards set forth by the National Fire Protection Association (NFPA) and all state and city codes and ordinances.

(9) ***Residential buffer.*** **Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:**

a. A minimum 15-foot landscaped buffer located within the RMU zone along the district line. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.

b. A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.

c. The tree spacing and wall placement requirements of subsections a. and b. above may be adjusted by the planning and zoning manager where the applicant wishes to preserve existing specimen trees within the required buffer. This may include alternative arrangements that minimize the impacts of the screening requirements on the health of existing trees.

Buffer requirements not shown.

Sec. 93-11.5-7. - Supplemental area requirements.

Supplemental areas shall meet the following requirements:

(1) The following may not be located in the supplemental area:

a. Recreational areas and facilities such as swimming pools or tennis courts;

b. Fences and walls, except up to four feet in height for outdoor dining;

c. Service elements such as dumpsters, loading docks and similar elements; and

d. Mechanical features.

Compliant

(2) Adjacent to ground floor retail or restaurant uses the supplemental area:

a. Shall be at the same grade, slope, and cross slope as the adjacent required sidewalk;

b. Shall be hardscaped for a minimum of 80 percent of its horizontal area with decorative pavers, brick, slate, or stamped or colored concrete, but not asphalt;

c. Shall be accessible to the general public and may be used for pedestrian amenity elements such as benches, trees, lighting, outdoor dining, merchandise display and potted plants.

d. Eating places shall be permitted to have an outdoor dining area subject to compliance with the following provisions:

(i) The outdoor dining area shall not be located in the sidewalk clear area nor shall it obstruct pedestrian movement, fire lanes, access to any business, or areas designated for access by the physically impaired. Outdoor dining within the public right-of-way may not be surrounded by fences or walls and shall utilize movable tables and chairs.

(ii) The number of seats in the outdoor dining area shall not exceed fifty (50) percent of the number of indoor seats within the eating place.

(iii) Compliance with applicable state and county health regulations.

Not applicable

(2) This section shall not be deemed to permit signage or structural alterations such as canopies or walls regulated elsewhere in this chapter.

Not applicable

(4) Adjacent to ground-floor dwelling units, excluding live-work dwellings, the supplemental area:

a. Shall be landscaped, except for area used for stoops, porches, wheelchair ramps, or walkways;

b. Shall be planted with canopy trees, as established in chapter 93, article 29, an average of 30 feet on-center as measured parallel to the front lot line.

c. Shall be differentiated from the adjacent sidewalk by a continuous wall, fence, hedge, or retaining wall between six and 30 inches in height.

Trees have been provided but not along Union Avenue. Arborist will review for compliance with Tree Ordinance. No detail is available regarding a continuous wall, fence, hedge or retaining wall.

(5) The supplemental area, when adjacent to ground-floor live-work dwellings or other uses, or when not adjacent to a building, shall be subject to subsections (2) and (4).

Not applicable

Sec. 93-11.5-8. - Sidewalk requirements.

Public sidewalks shall be located along all existing and new public and private streets, excluding private alleys. Sidewalks shall be of the widths indicated below and shall consist of two areas: a landscape area and a clear area. The following regulations shall apply to all required sidewalks:

(1) *Sidewalk landscape area requirements.*

a. **The landscape area shall have a minimum width of five feet and shall be located adjacent to the curb.**

b. The landscape area may be paved adjacent to on-street parking when located adjacent to ground floor retail, and shall be landscaped in all other areas.

c. **Street trees shall be planted on average 30 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall comply with the requirements of chapter 93, article 29, shall be limbed up to a minimum height of seven feet, and shall be of an appropriate street tree species found in appendix A, attached to the ordinance from which chapter 93, article 29 was derived. The city planning commission may approve an alternate for street tree requirement subject to constraints such as overhead or underground utilities or underground utility easements.**

d. The landscape area is also intended for the placement of street furniture, including utility poles, waste receptacles, fire hydrants, traffic signs, bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility as determined by the city.
e. The landscape area shall be maintained by the adjacent property owner.
f. Where tree grates are provided they may encroach into the sidewalk clear area a maximum depth of two feet and the landscape area may be reduced by a corresponding depth.

A sidewalk is shown. Dimensions have not been provided.
Street trees are provided but not 30' on center along Union Ave.
No landscape area provided.

(2) *Sidewalk clear area requirements.*
a. The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic control boxes, traffic signs, awnings, canopies, and utility structures. The sidewalk clear area shall have a consistent cross slope not exceeding two percent.
b. No awning or canopy shall extend more than five feet over the clear area.
c. The sidewalk clear area shall comply with the standards established in chapter 81 (City of Hapeville Architectural Design Standards), section 81-1-6 of the Hapeville Code of Ordinances.
d. Where property within the district abuts a residential zone without an intervening street, the sidewalk area within 20 feet of such district shall taper when necessary to provide a smooth transition to the existing residential zone sidewalk. In the event that the abutting residential zone has no existing sidewalk, the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the city planning commission.

Paving materials to remain continuous. **Any paving materials, including concrete, special pavers, or decorative paving within the landscape area or clear area shall continue across any intervening driveway.**

No paving materials have been provided.

Sec. 93-11.5-9. - Parking and curb cut requirements.

In addition to the requirements of article 23 of this chapter, off-street parking and loading, the following requirements shall apply within the RMU district:

(1) See article 22.1 for minimum parking space requirements.
(2) See section 93-23-7 of the Hapeville Code of Ordinances for mixed-use developments, which may be reduced as authorized by the board of appeals subject to a shared parking arrangement under the following criteria:
a. The minimum number of parking spaces for a project where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are limited or not available, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes the use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation.
b. An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:

(i) A to-scale map indicating location of proposed parking spaces;
(ii) Hours of business operation of nonresidential parking users;
(iii) Copies of the legal instrument that authorizes the use of shared parking facilities, which shall be filed with the department of economic development.

c. Where authorized shared parking exists, and a change affecting the shared use occurs, the applicant shall have up to 30 calendar days to provide the city planning and zoning manager with a valid legal instrument reflecting the modified parking arrangements.

d. A change to any of the conditions identified in this subsection, except as identified in subsection (2)c. above, shall terminate authorization for shared parking. A shared parking arrangement shall be deemed a condition of the zoning and any modification will require a new site plan, parking plan, and zoning approval.

Not applicable

(3) Developments are permitted a maximum of two driveway curb cuts per block face. For the purposes of this Section, two curb cuts serving two one-way driveways shall only be counted as one curb cut.

Compliant

(4) No curb cuts, driveways or circular drives shall be permitted on South Central Avenue or Atlanta Avenue where access can be provided from a side or rear street.

Compliant

(3) Rear alleys or rear drives shall be provided to access attached single-family garages, detached single-family dwelling garages, and commercial loading and service areas.

Compliant

(4) Carports shall be prohibited.

Not applicable

(5) Garages shall not face adjacent streets except where alley or rear drive access is not feasible, in which case such garages shall be set back a minimum of 25 feet from the build-to line. All garage materials shall match those of the principal structure.

Compliant

(6) Parking structures shall conceal automobiles from view, shall have the appearance of a horizontal storied building on all levels, shall be faced in brick, stacked stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stacked stone. Parking structures adjacent to the supplemental area shall also meet the requirements of subsection 81-1-6(e) of the Hapeville Code of Ordinances.

Not applicable

(7) Bicycle or moped parking spaces are required as follows: All nonresidential uses shall provide one such space for every 20 automobile spaces and condominium and apartment uses shall provide one such space for every five units provided that no such uses shall have fewer than two such spaces or be required to exceed 30 spaces. Such spaces shall be located within the sidewalk landscape area a maximum distance of 100 feet from the primary pedestrian entrance, or within the supplemental area and at least as close as the closest automobile space, except for handicapped parking spaces. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.

Not applicable

(10) Dumpsters shall be entirely screened from view of any street with vertically enclosed opaque walls matching the materials of the principal structure. Dumpsters shall not be permitted between a primary building and a public street.

Not applicable

Sec. 93-11.5-10. - Greenspace and open space requirements.
In addition to the requirements of chapter 93, article 29, and section 93-23-18 of this Code, master planned developments in excess of two acres shall be required to provide and maintain a minimum of 20 percent greenspace/open space. Calculations for greenspace/open space shall exclude required sidewalks and landscape strips along streets, but may include the following:

(1) Parks;
(2) Playgrounds;
(3) Trails;
(4) Gardens;
(5) Undeveloped space designated or habitat restoration and preservation;
(6) Plazas improved for pedestrian use shall also be considered greenspace when finished in brick or stone pavers and planted with at least one canopy tree per 2,500 square feet of area, with a minimum of 100 square feet of unpaved planting area around each tree.

Not applicable

Sec. 93-2-16. - Site plan review.

(a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of side planning and design resulting in quality development in the city.

(b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

(c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

(1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

a. The locations, size and height of all existing and proposed structures on the site.

The plans show the location of 5 multi-unit townhome buildings.
Setback dimensions are not provided. The applicant should provide actual dimensions for setbacks from all property lines to the closest vertical elements of the building.

b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

Rear entry concrete driveways are shown. Dimensions are not provided.
A sidewalk is shown along the perimeter streets. Detail, including dimensions, are not provided.

c. The locations, area, and number of proposed parking spaces.

The garages appear to accommodate two parking spaces per dwelling unit (only 1 is required). No guest parking has been provided in the development. There are no on street parking opportunities identified in the plan.

d. Existing and proposed grades at an interval of five feet or less.

Provided on separate grading sheet.

e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

See Arborist Report

f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.

Provided

g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

Provided

h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

None shown (see above).

i. The identification and location of all refuse collection facilities, including screening to be provided.

Individual units to provide cans.

j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

Provided. See engineer's report.

k. Location and size of all signs.

Not applicable.

(2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

(3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

(4) *Project data.*

a. Site area (square feet and acres).

The total site area is 1.26 acres.

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

Impervious surface has not been provided.

c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

Total dwelling units: 23. 3 Bedroom, 3 1 /2 bath units.

d. Floor area in nonresidential use by category.

Not applicable

e. Total floor area ratio and/or residential density distribution.

Compliant

f. Number of parking spaces and area of paved surface for parking and circulation.

2 parking spaces per dwelling unit provided in each unit's garage.

(5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

Compliant

FINDINGS

Staff recommends approval of the site plan with the following conditions that satisfy the code requirements.

1. Provide impervious surface detail and total.
2. Provide dimensions for rear entry concrete driveways.
3. Provide dimensions for sidewalk.
4. Provide detail for required continuous wall, fence, hedge or retaining wall.
5. Provide detail for required landscape area.
6. Provide required street trees.
7. Provide required buffer elements.
8. Provide setback dimensions for all vertical elements.
9. Provide intervening driveway materials detail.
10. Provide heights for townhomes.
11. Provide location for mail kiosk.
12. Provide visitor parking or detail that driveways can accommodate visitors.
13. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
14. Address any outstanding issues on the Engineer's Report.
15. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

Any approval of the site plan requires the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Keck+Wood
COLLABORATION BY DESIGN

November 12, 2021

Ms. Adrienne Senter
Planning & Development Coordinator
Department of Economic Development
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: Hapeville Townhomes Pod D
3609-3622 Georgia Avenue
3619-3637 Union Avenue
Concept Site Plan Review No. 1
K&W Ref. No. 211052.40

Dear Ms. Senter:

As requested, I have reviewed the Concept Site Plan for the Hapeville Townhomes Pod D site to be located on a total of 1.26 acres between Georgia Avenue and Union Avenue within an RMU Zoning District. The proposed development will include 23 units. This review is for compliance with the site plan review requirements of Section 93-2-16 of the City ordinances. The initial submittal was received on October 28, 2021. The plans were prepared by Atwell, with no design professional seal. My comments are as follows:

1. Union Avenue is shown with a 40 feet right of way on the plat which does not comply with the minimum 50 feet width required by Section 90-1-3.(3). The additional width of 5 feet to provide the required right of way on one side of the street should be shown per Section 90-1-3.(4). Additionally, Georgia Avenue is shown as variable and perhaps having a right-of-way of 45 feet. The additional width of 2.5 feet to provide the required right-of-way on one side of the street should be shown per Section 90-1-3.(4).
2. The location and size of all signage should be shown on the plans per Section 93-2-16(j.).
3. The zoning of adjacent properties should be shown on the plans.
4. Plans for how existing trees over 3 inch caliper are to be retained on the site per Section 93-2-16(c) (2) were not provided.
5. Building sections and elevations per Section 93-2-16(c)(3) and (4) were not provided.
6. While this submittal review is for concept site plan approval only, the applicant should be aware that submittal and review of detailed site construction drawings will still be necessary prior to land development permitting.

I have retained one copy of the plans provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Very truly yours,
KECK & WOOD, INC.

Michael J. Moffitt, P.E.

1891 Hapeville GEORGIA
A Community with a Heart
FIRE DEPARTMENT

DAVID BLOODWORTH
FIRE CHIEF

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: Asbury Park Townhome Development Pods A-F

Date: November 9, 2021

This development could possibly have an impact on the Fire Department due t narrow access streets/alleys. Automatic Fire Sprinkler Systems may be required for each unit. This also could have an impact manpower. If you should need any more information, please let me know. Thanks.

PDD "E" 21-PC-11-55

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant ATWELL, LLC - THEO STONE

Mailing Address: 1255 LAKES PARKWAY, B-100, S-120, LAWRENCEVILLE GA 30043

Telephone 770-767-6841 Mobile # [redacted] Email tstone@atwell-group.com

Property Owner (s) CML HAPEVILLE

Mailing Address 3715 NORTHSIDE PKWY NW BUILDING 400-100

Telephone 404-846-4010 Mobile #_____

Address/Location of Property: see attached

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** see attached

Present Zoning Classification: RMU Size of Tract: 1.36 acre(s)

Present Land Use: VACANT

Please check the following as it applies to this application

X Site Plan Review
_____Conditional Use Permit
_____Temporary Use Permit Other (Please State) _____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Applicant's signature

Date: 10/11/2021

Sworn to and subscribed before me

This 11 day of October, 2021.

Notary Public

CAROLYN A DAVIS
NOTARY PUBLIC
My Commission Expires
03-11-2023
GWINNETT COUNTY, GEORGIA

3

POD E - Address and Parcel ID

- 608 Chestnut Street - 14 009700080130
- 3644 Georgia Ave - 14 009700080122
- 3646 Georgia Ave - 14 009700080239
- 3650 Georgia Ave - 14 009700080221
- 3654 Georgia Ave - 14 009700080213
- 3658 Georgia Ave - 14 009700080205
- 3662 Georgia Ave - 14 009700080197

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

PROPOSED PROJECT IS FOR THE CONSTRUCTION OF 19 TOWNHOME UNITS ON A VACANT 1.36 ACRE PARCEL. PROJECT INCLUDES INSTALLATION OF SUBSURFACE UTILITIES AND ROAD INFRASTRUCTURE.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

E

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

608 CHESTNUT ST., 3644 GEORGIA AVE., 3646 GEORGIA AVE., 3650 GEORGIA AVE., 3654 GEORGIA AVE., 3658 GEORGIA AVE., 3662 GEORGIA AVE.

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant:
ATWELL, LLC - THALONIUS "THEO" STONE

Address of Applicant:
1255 LAKES PARKWAY BUILDING 100, SUITE 120 LAWRENCEVILLE, GA 30043

Telephone of Applicant:
770-767-6841

Signature of Owner

Robert Paul Pearson
Print Name of Owner

Manager of CML Hapeville LLC

Personally Appeared Before Me this 8 day of October, 2021.

Deborah M. Carozza
Notary Public

DEBORAH M CAROZZA
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES 10/18/2024

8

Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

(Please ***initial*** each item on the list above certifying the all required information has been included on the site plan)

TS A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

TS Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

TS The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

TS Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

TS The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

TS The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

TS Existing and proposed grades at an interval of five (5) feet or less.

TS The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

TS A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

TS The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

____ The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

TS The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

____ Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.

____ Location and size of all signs. Detached single-family residential development may be exempt from this requirement.

TS Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.

TS Site area (square feet and acres).

TS Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

TS Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.

TS Total floor area ratio and/or residential density distribution.

TS Number of parking spaces and area of paved surface for parking and circulation

____ At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please ***initial*** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____

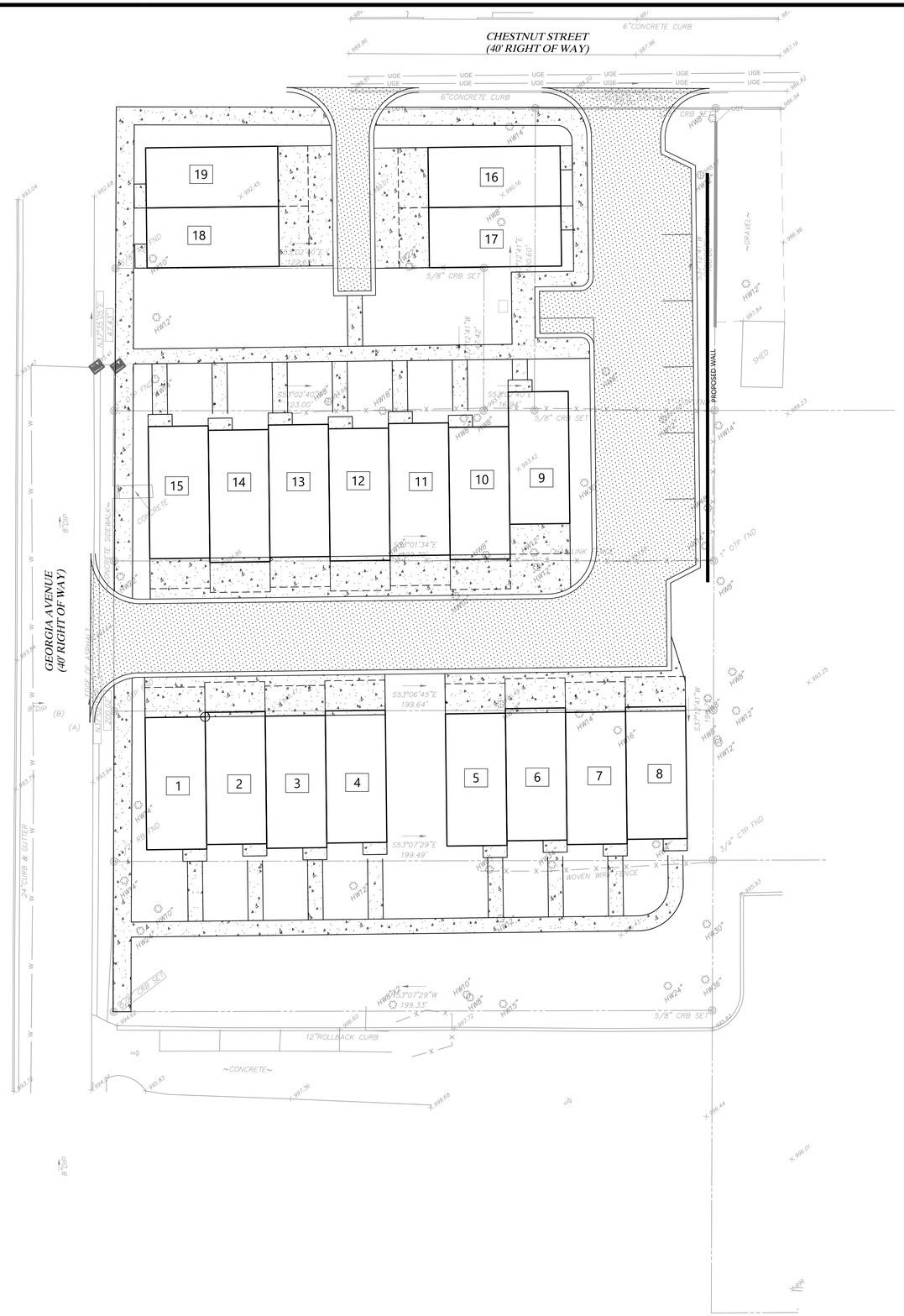
Date 10/11/2021

POD E

All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 97 of the 14th District of Fulton County, Georgia, containing 59032 square feet (1.355 acres), more or less, and being more particularly described as follows:

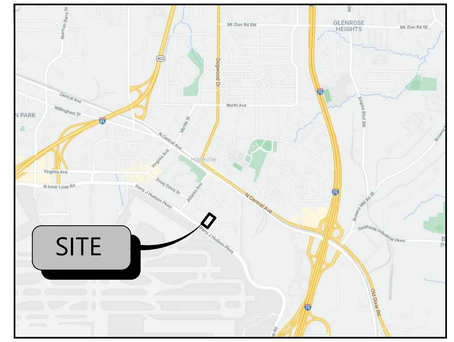
Beginning at an iron pin at the intersection of the southern right-of-way of Chestnut Street and the eastern right-of-way of Georgia Avenue, being the TRUE POINT OF BEGINNING; thence along the southern right-of-way of Chestnut Street South 53 degrees 04 minutes 20 seconds East, 139.05 feet to a capped rebar; thence South 52 degrees 59 minutes 28 seconds East, 60.18 feet to a capped rebar; thence leaving said right-of-way South 35 degrees 57 minutes 26 seconds West, 95.71 feet to a 1/2" crimp top pipe; thence South 37 degrees 04 minutes 16 seconds West, 199.63 feet to a point; thence North 53 degrees 10 minutes 17 seconds West, 200.02 feet to a 5/8" rebar on the eastern right-of-way of Georgia Avenue; thence along said right-of-way North 37 degrees 06 minutes 24 seconds East, 247.27 feet to a 5/8" rebar; thence continuing along said right-of-way North 35 degrees 36 minutes 44 seconds East, 48.50 feet to the TRUE POINT OF BEGINNING.

Said property being a combination of Fulton County Georgia Parcels 14 0097000 80122, 14 0097000 80239, 14 0097000 80130, 14 0097000 80221, 14 0097000 80213, 14 0097000 80205, and 14 0097000 80197, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3124.



KEY NOTES

1	24" CURB & GUTTER, SEE SHEET ##### FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET ##### FOR DETAIL
3	CONCRETE PAVEMENT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY ASPHALT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE DETAIL SHEET ##### FOR DETAIL
6	CONCRETE WHEEL STOP. SEE DETAIL SHEET CXX
7	TAPER CURBING FROM 6" TO 0" OVER 5'
8	"TYPE A" CURB RAMP. SEE SHEET CXX FOR DETAILS
9	"TYPE D" CURB RAMP. SEE SHEET CXX FOR DETAILS
10	STOP SIGN (R1-1). SEE DETAIL SHEET CXX
11	LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
12	DIRECTIONAL ARROWS. SEE DETAIL SHEET CXX
13	CROSSWALK...
14	50'x10' LOADING ZONE (500SF MINIMUM AREA)
15	PROPOSED DUMPSTER ENCLOSURE WITH CONCRETE APRON. SEE ARCHITECTURAL PLANS FOR DETAILS
16	PAVEMENT OVERLAY....
17	"TYPE B" CURB RAMP WITH DETECTABLE WARNING STAMP.
18	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
19	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
22	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
23	CONCRETE BOLLARDS. SEE DETAIL SHEET CXX.



VICINITY MAP

N.T.S.

SITE LEGEND

EXISTING PROPERTY LINE	PARKING SPACE COUNT
EXISTING RIGHT-OF-WAY	SIGN
EXISTING SETBACK LINE	LIGHT POLE
PROPOSED RIGHT-OF-WAY	GROUP OF FOUR GUARD POSTS
PROPOSED SETBACK LINE	DUMPSTER PAD
100 YEAR FLOOD PLAIN	TRANSFORMER PAD
18" CURB AND GUTTER	PROPOSED SIGNAL
24" CURB AND GUTTER	GRATE INLET
PROPOSED RETAINING WALL	STORM MANHOLE
CROSS WALK	DOUBLE WING CATCH BASIN
STOP BAR (PAVEMENT MARKING)	SINGLE WING CATCH BASIN
TRAFFIC FLOW ARROW (PAVEMENT MARKING)	AREA INLET
"YIELD" (PAVEMENT MARKING)	OUTLET CONTROL STRUCTURE
DIRECTIONAL ARROWS (PAVEMENT MARKING)	HEADWALL
"ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)	SANITARY SEWER MANHOLE
HANDICAP STALL	CONCRETE
CONCRETE WHEEL STOP	STANDARD DUTY PAVING
A.D.A. STD HANDICAP RAMP	HEAVY DUTY PAVING
	OVERLAY EXISTING PAVEMENT

SITE DATA

POD E	1.36 AC
POD E OPEN SPACE REQU	N/A
POD E DENSITY:	19 UN (13.9 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)

NOTE:
1. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
2. PROPOSED DEVELOPMENT WILL HAVE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

PARKING SUMMARY

PARKING REQUIREMENTS	1 SP / UN

GENERAL SITE NOTES

1. THE PROJECT IS FOR PROPOSED INFILL DEVELOPMENT OF RESIDENTIAL TOWNHOMES WITHIN HAPEVILLE. THE DEVELOPER HAS A LETTER OF INTENT TO PURCHASE A TOTAL OF APPROXIMATELY 8. 3 ACRES TO BE BROKEN UP INTO PODS A THROUGH F FOR DEVELOPMENT. DESIGN FOR THE SUBJECT PROPERTIES WOULD OCCUR LATE 2021 AND EARLY 2022, WITH ANTICIPATED CONSTRUCTION LATER IN 2022.
2. EACH UNIT WILL HAVE INDIVIDUAL GARBAGE ASSOCIATED WITH IT
3. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.

811
Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
24 HR CONTACT NAME
24 HR CONTACT #

ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
GA-PEFD01804

PROJ SECTION
CHESTNUT ST
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWNHOMES POD E
SITE DEVELOPMENT PLANS
SITE PLAN

DATE 2021-10-07

REVISIONS

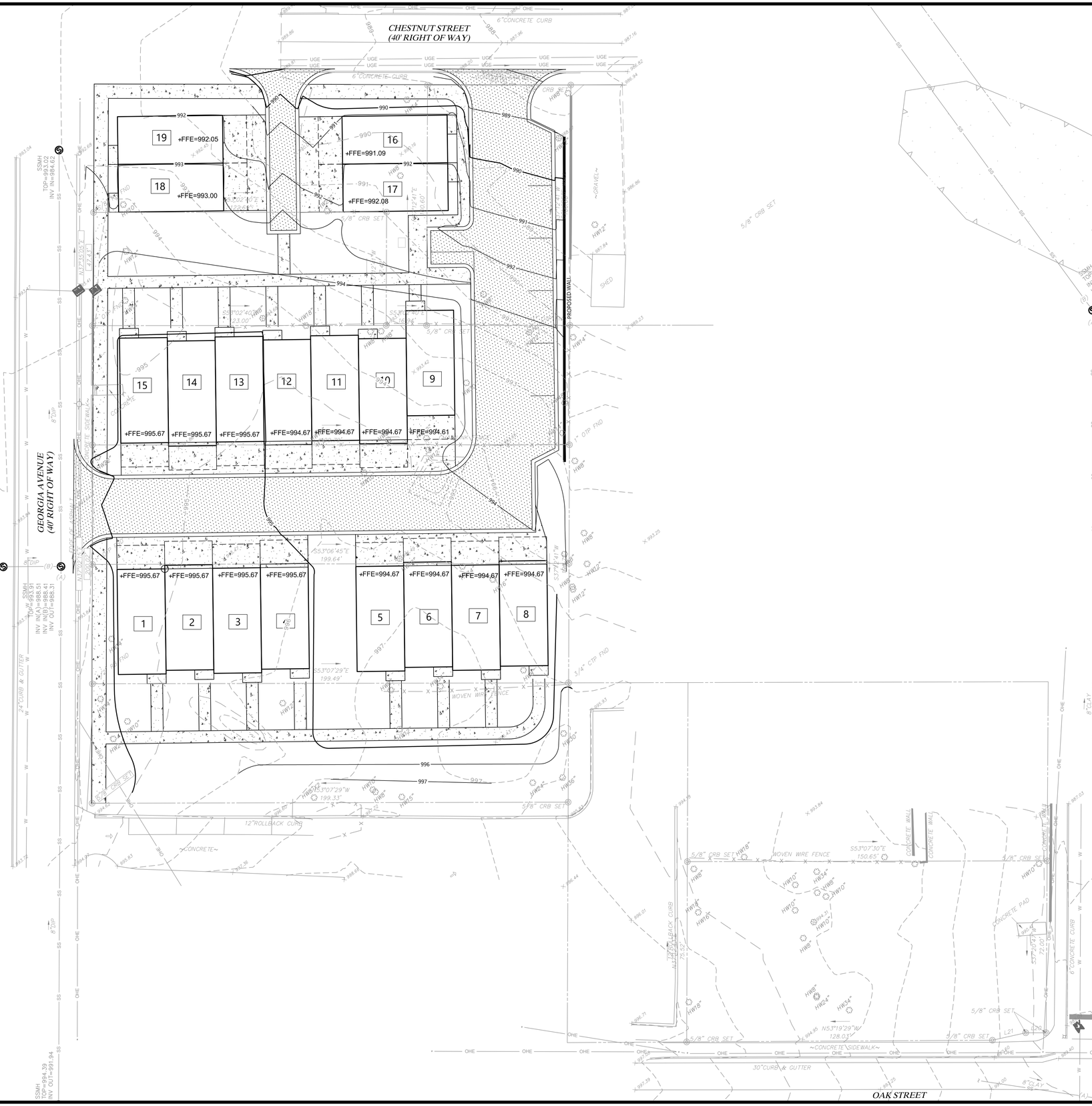
0 10' 20'
SCALE: 1"=20'

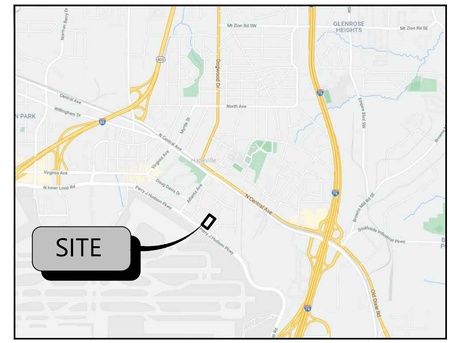
DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-3.0

CAD FILE: C200 SITE PLAN POD E

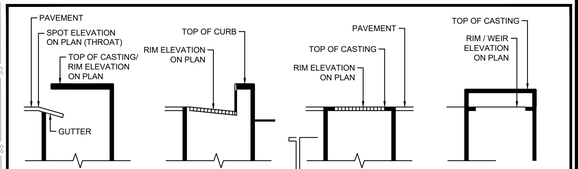
BOTTOM RIGHT

FILE NAME: K:\21002729-Hapeville, GA Townhomes\DWG\Engineering\04 PRODUCTION POD E\C200 SITE PLAN POD E.dwg LAST SAVED BY: dwood 10/6/2021 3:17 PM PLOTTED BY: Thad Stone 10/12/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB





VICINITY MAP
N.T.S.



DEFINITION OF STRUCTURE SPOT ELEVATIONS
NOT TO SCALE

KEY NOTES

1	CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADE
2	RIDGE LINE
3	2:1 SLOPE
4	DRAINAGE SWALE @ 1.00% MIN. GRADE, CONTRACTOR TO FINE GRADE TO ENSURE POSITIVE DRAINAGE
5	ADA PARKING AREA, MAXIMUM SLOPE OF 2% IN ANY DIRECTION
6	8" HDPE HEADER PIPE FOR ROOF DRAIN CONNECTION, MINIMUM SLOPE OF 1%
8	CONTRACTOR TO TIE INTO AND MATCH EXISTING PAVEMENT

GENERAL NOTES:

1. ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
2. NOT SLOPES ARE TO BE STEEPER THAN 3:1
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
4. ALL TREES TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
5. TOPOGRAPHIC SURVEY BY PROJ SURVEYOR, DATED SURVEY DATE.
6. FLOOD PLAIN IS/IS NOT PRESENT ON THIS SITE PER FEMA FIRM MAP NUMBER 13121C0368F,13121C0366F, DATED SEPTEMBER 18, 2013.
7. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
8. OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY.
9. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AD GUTTER AND PAVEMENT TIE-ISN AND GRADING.
10. VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
11. ALL CLEANOUTS LOCATED IN PAVEMENT TO HAVE TRAFFIC RATED LIDS.
12. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.

GRADING LEGEND

EXISTING PROPERTY LINE		PROPOSED STORM LINE	
EXISTING RIGHT-OF-WAY		PROPOSED RETAINING WALL	
EXISTING SETBACK LINE	x123.4	PROPOSED SPOT ELEV	
PROPOSED RIGHT-OF-WAY	2%	SLOPE ARROW	
PROPOSED SETBACK LINE		GRATE INLET	
100 YEAR FLOOD PLAIN		STORM MANHOLE	
123 EXISTING MINOR CONTOURS		DOUBLE WING CATCH BASIN	
123 EXISTING MAJOR CONTOURS		SINGLE WING CATCH BASIN	
123 PROPOSED MINOR CONTOUR		AREA INLET	
123 PROPOSED MAJOR CONTOUR		OUTLET CONTROL STRUCTURE	
PROPOSED BREAK LINE		HEADWALL	
EXISTING STORM LINE	S	SANITARY SEWER MANHOLE	

Know what's below. Call before you dig.
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NOTICE:
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24 HOUR EMERGENCY CONTACT
24 HR CONTACT NAME
24 HR CONTACT #

ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
GA-PEFD01804

PROJ SECTION
CHESTNUT ST
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWNHOMES POD E
SITE DEVELOPMENT PLANS
GRADING PLAN

DATE 2021-10-07

REVISIONS

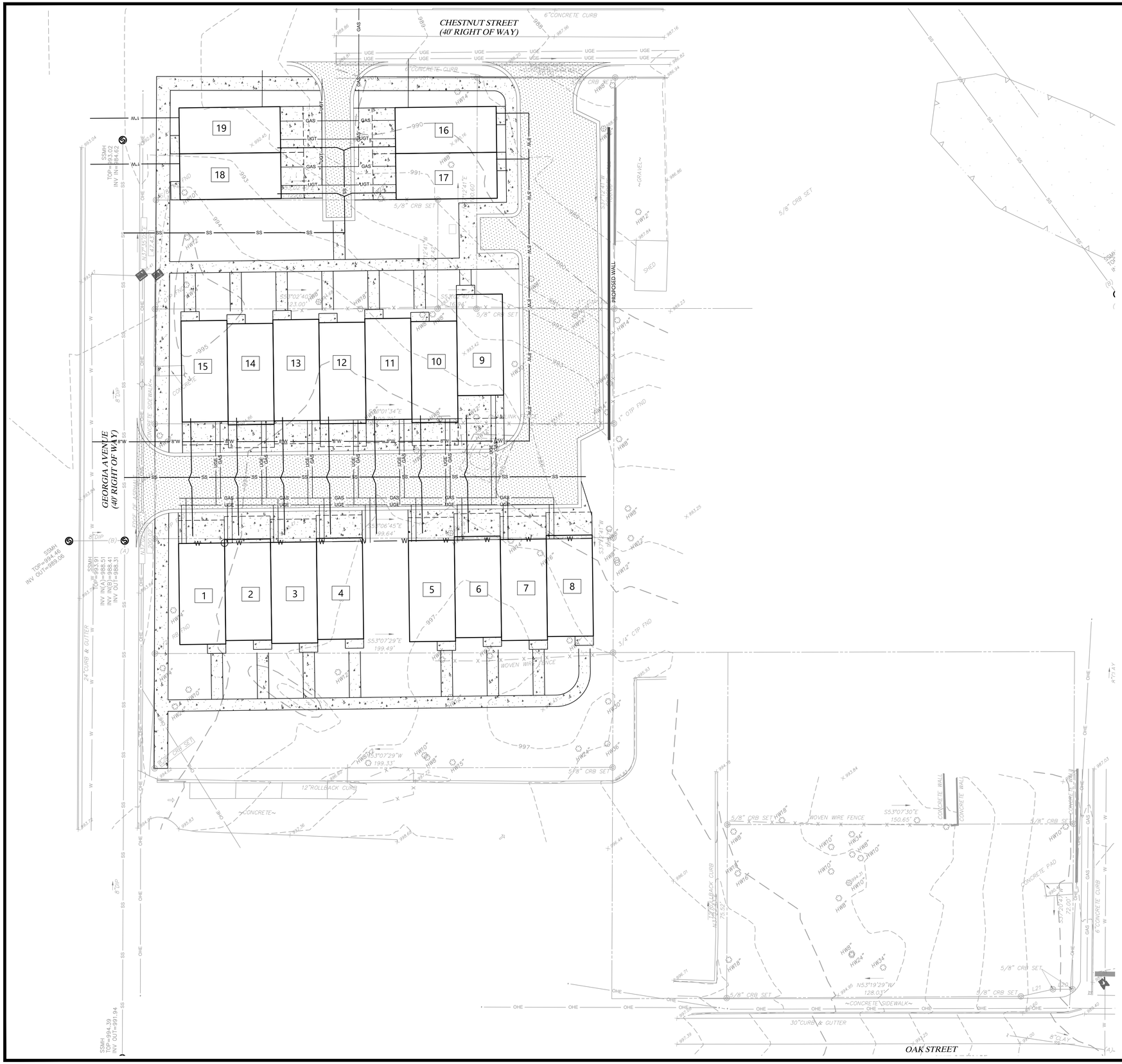
0 10' 20'
SCALE: 1"=20'

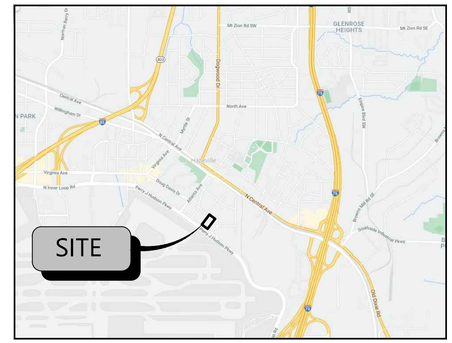
DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-4.0

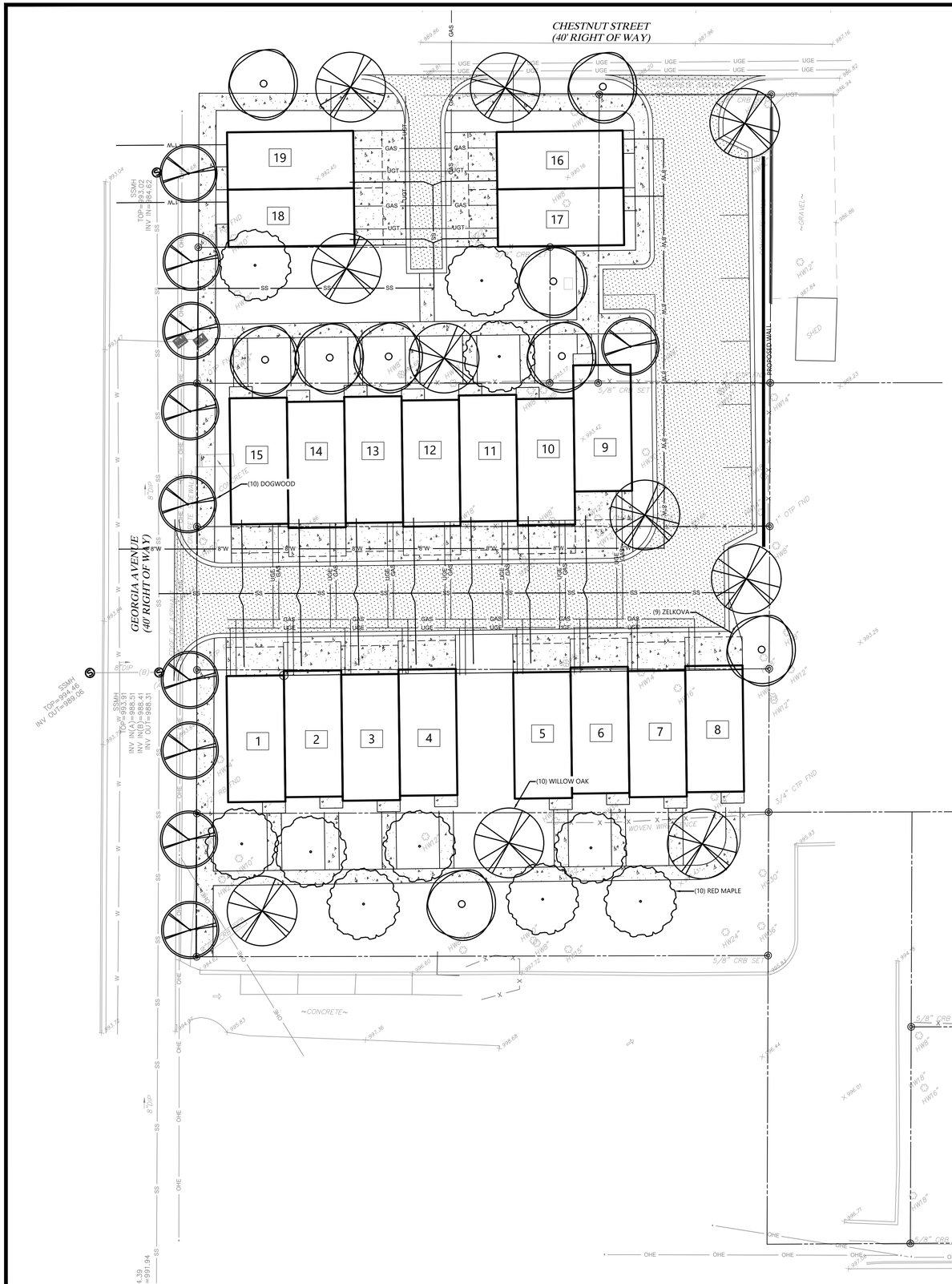
CAD FILE: C300 GRADING PLAN POD E

BOTTOM RIGHT

FILE NAME: K:\21002729-Hapeville, GA Townhouses\DWG\Engineering\04 PRODUCTION PDD E\C300 GRADING PLAN POD E.dwg LAST SAVED BY: mbl 10/12/2021 10:48 AM PLOTTED BY: Theo Shiva 10/12/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB




SITE
GLENROSE HEIGHTS
Mt Zion Rd SW
Mt Zion Rd SE
Georgetown
Central Ave
Wellington Dr
North Ave
Valley Dr
Virginia Ave
Irma Lee Ct
Irma Lee Pkwy
Virginia Ave
N Inner Loop Rd
N Chestnut Ave
Chestnut Ave
Chestnut Pkwy
Chestnut Ct
Chestnut Pl
Chestnut Trce
Chestnut Dr
Chestnut Run
Chestnut Ln
Chestnut Cir
Chestnut Way
Chestnut Hill Dr
Chestnut Hill Ln
Chestnut Hill Pl
Chestnut Hill Ct
Chestnut Hill Cir
Chestnut Hill Trce
Chestnut Hill Pkwy
Chestnut Hill Way
Chestnut Hill Run



GENERAL

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL WORK AS SPECIFIED IN ACCORDANCE WITH THE PLANS AND AS LISTED IN THE GENERAL NOTES.
2. BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.
3. ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDINGS, CURB, OR WALKS SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
4. THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. THE LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PARTS OF THE PROJECT.
6. ALL PROPOSED PLANT MATERIALS SHALL BE FREE FROM INJURY, PEST, DISEASE, OR ROOT DEFECTS AND SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
7. PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.
8. THE PLANT LIST IS FOR THE LANDSCAPE CONTRACTORS CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COUNT FROM THE PLAN AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
9. ALL LANDSCAPE AREAS WHERE ASPHALT OR CURBING HAS BEEN REMOVED AND ALL LANDSCAPE ISLANDS MUST HAVE CLEAN, FRIALBE TOPSOIL TO A TOTAL DEPTH OF TWO (2) FEET.
10. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LIMES, AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIAL.
11. INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-NEEDED BASIS.
12. ALL MOWABLE LAWN AREAS SHALL BE SODDED WITH BERMUDA GRASS. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED AS NOTED ON PLAN.
13. MULCH ALL GROUND COVER AND PLANTING BEDS AND A 4'-0" DIAMETER BASE AROUND ALL FREE STANDING TREES WITH 4" MIN. FRESH PINE STRAW.
14. WHERE TREES ARE PLANTED CLOSER THAN 5 FEET FROM CURB OR SIDEWALK, EITHER CONCRETE OR HDPE (HIGH DENSITY POLYURETHANE PLASTIC) ROOT BARRIERS MUST BE INSTALLED. THESE ROOT BARRIERS MUST BE A MINIMUM OF 30 INCHES DEEP.
15. ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS ON THE SITE.
16. SHRUB HEIGHTS SHALL BE MAINTAINED AT 2'-0" AND TREE CANOPIES SHALL BE ABOVE 6'-0" AT ALL PLANTING ISLANDS AND DRIVE OPENINGS WITHIN THE PARKING LOT AND INTERSECTING STREETS BY LANDSCAPE CONTRACTOR AND OWNER TO INSURE SAFE SIGHT DISTANCES.
17. ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
18. THE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE, INCLUDING WATERING, WEEDING, PRUNING, MOWING OF LAWNS, AND RE-MULCHING OF THIS WORK UNTIL DATE OF FINAL ACCEPTANCE.

SITE DATA

POD E 1.36 AC

ZONING CLASSIFICATION

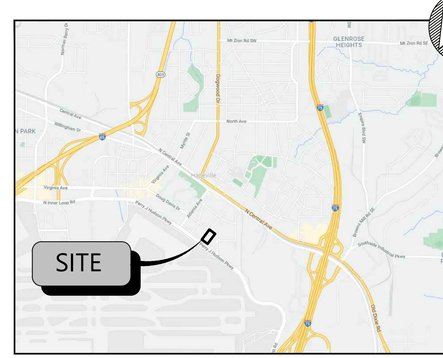
JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

TREE DENSITY

DENSITY REQUIRED	136 IN (100 IN/AC)
DENSITY PROVIDED	136 IN



VICINITY MAP

N.T.S.

FOR SODDED AREA

1. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT)
2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS; DO NOT OVERLAP.
3. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.
4. SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAKES SHALL BE DRIVEN FLUSH WITH SOD AS NOT TO INTERFERE WITH MOWING OPERATIONS.
5. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.
6. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

GRASSING

1. PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
2. ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT REGROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED OR LOOSENED TO 4" MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST INTO THE TOP 2" TO 3".

INSPECTION

1. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY

1. ALL PLANT MATERIAL SHALL BE WARRANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLECT OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS-OF-GOD DAMAGE.
2. REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THRIVING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.
3. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

QTY	COMMON NAME	BOTANICAL NAME	SIZE (IN)	TOTAL IN	COMMENTS
10	WILLOW OAK	QUERCUS PHELLOS	4	40	B&B, 14-16' HT.
10	DOGWOOD	CORNUS FLORIDA	2	20	B&B, 10-12' HT.
10	RED MAPLE	ACER RUBRUM	4	40	B&B, 14-16' HT.
9	ZELKOVA	ZELKOVA SERRATA	4	36	B&B, 14-16' HT.
			TOTAL	**136**	

811
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LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
GA-PEFO05804

PROJ SECTION
CHESTNUT ST
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWNHOMES POD E
SITE DEVELOPMENT PLANS
LANDSCAPE PLAN

DATE 2021-10-07

REVISIONS

0 10' 20'
SCALE: 1" = 20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. L-1.0

CAD FILE: L100 LANDSCAPE POD E

FILE NAME: Y:\21002729-Hapeville, GA Townhomes\1WCS-Engineering\04 PRODUCTION POD C\L100 LANDSCAPE POD E.dwg LAST SAVED BY: mlli 10/11/2021 1:59 PM PLOTTED BY: Raybould DSI 10/14/2021 PAPER: ARCH D (24.00 X 36.00 INCHES) SCHOC: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

BOTTOM RIGHT

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DATUMS

Horizontal: Grid North, NAD83, Georgia State Planes, West Zone
(North American Datum of 1983) (2011)
US Survey Foot, Fulton County, Georgia
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12 (Conus)

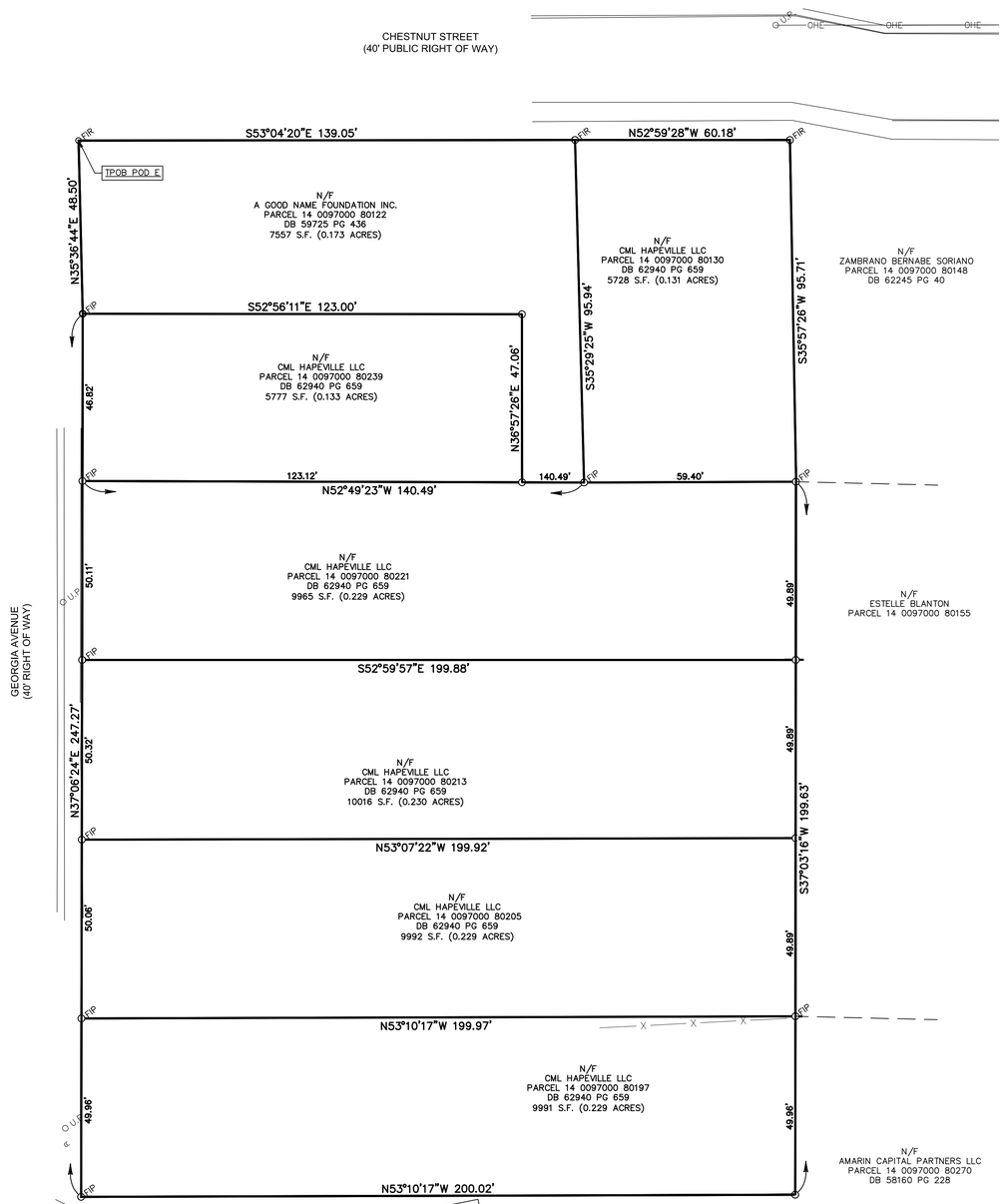
GRID NORTH
GEORGIA WEST ZONE
(NAD 1983)

20' 0 10' 20'
BAR SCALE
1" = 20'

RETRACEMENT SURVEY FOR:

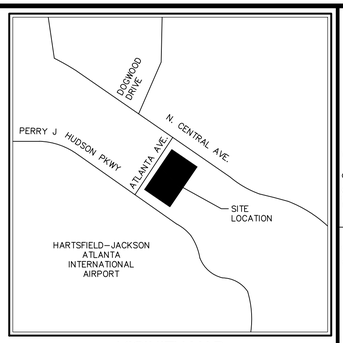
HAPEVILLE TOWN HOMES
POD E

59032 S.F. (1.355 ACRES) OF LAND
COLLEGE STREET, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA



LEGEND

O FIR	FOUND IRON ROD		MAILBOX
O FIP	FOUND IRON PIPE	Ⓑ	BOLLARD
⊠	R/W MONUMENT	▫	SIGN
———	SUBJECT BOUNDARY LINE	✸	GROUND LIGHTING
◆	SECTION CORNER	☼	LIGHT POLE
— — — —	ADJACENT BOUNDARY LINE	O U.P.	UTILITY POLE
R/W	RIGHT OF WAY LINE	⟪	GUY ANCHOR WITH WIRE
X X	EXISTING FENCE	OHE OHE	ELECTRIC OVERHEAD
○	GUARD RAIL	□ T	TELEPHONE PEDESTAL
	BUILDING STRUCTURE	T T	UNDERGROUND TELECOM
	STRUCTURE OVERHANG	Ⓕ	FIBER OPTIC MARKER
	CONCRETE PAVEMENT	HH	HANDHOLE
	ASPHALT PAVEMENT	Ⓔ	ELECTRIC METER
	GRAVEL PAVEMENT	□ E	ELECTRIC RISER
×11.20	EXISTING SPOT ELEVATION	AC	AIR CONDITIONING UNIT
40	EXISTING GROUND CONTOUR	Ⓣ	ELECTRIC TRANSFORMER
	EDGE OF WATER	E E	UNDERGROUND ELECTRIC
	DITCH CENTER LINE	Ⓖ	GAS METER
	WETLAND DELINIATION	Ⓒ	GAS VALVE
	EXISTING TREE-DECIDUOUS	G G	UNDERGROUND GAS
	EXISTING TREE-CONIFEROUS	Ⓖ	GAS WARNING POST
	LIMITS OF VEGETATION	Ⓦ	WATER METER
	STORM SEWER	⊗	WATER VALVE
)	EXISTING CUVLERT	▷—	FIRE HYDRANT
○	STORM WATER MANHOLE	W	UNDERGROUND WATER
□	STORM CATCH BASIN	∘C.O.	SANITARY CLEAN OUT
		◯	SANITARY SEWER MANHOLE
		▷ ▷	SANITARY SEWER



VICINITY MAP

811
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SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANES COORDINATES (NAD83), WEST ZONE, US FOOT, USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON AUGUST 25, 2021 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
4. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. EQUIPMENT USED FOR MEASUREMENT:
   ANGULAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   LINEAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   GPS: TRIMBLE R10 GPS RECIEVER
7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR FULTON COUNTY, GEORGIA (COMMUNITY PANEL NUMBER 13121C0368F, EFFECTIVE DATE SEPTEMBER 18, 2013), NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

ZONING

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS

FRONT	0' MIN/15'MAX
SIDE	0'
REAR	0'
MAX BUILDING HEIGHT	3-STORIES / 45'

SURVEYOR'S CERTIFICATIONS

PER HB 76:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

PER CITY OF HAPEVILLE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 26,025 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 104,246 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 1.355 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HERE IN WAS A TRIMBLE SX8 ROBOTIC TOTAL STATION.

GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

10/12/21
By: JOHN MARK DUNLAP, LS DATE
GEORGIA REGISTERED LAND SURVEYOR #3142
DATE OF EXPIRATION 12/31/21

ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PARKWAY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200

LOCATED IN
LAND LOTS: 95, 96, 97, 98
14TH DISTRICT
FULTON COUNTY, GEORGIA

CLIENT
D.R. HORTON

RETRACEMENT SURVEY FOR:
HAPEVILLE TOWN HOMES
POD–E

DATE
10/12/2021

REVISIONS

DWG.	SH	CH.	MD
P.M.	T. STONE		
CODE	AS		
JOB	21002729		
SHEET NO.	1 OF 1		

FILE NAME: R:\21002729-Hapeville, GA Townhomes\DWG\Survey\21002729AS-01 Hapeville Town Homes.dwg LAST SAVED BY: mdunlap 10/12/2021 11:20 AM PLOTTED BY: Mark Dunlap 10/12/2021 HAPEVILLE PROVIDED PAPER SIZE (24.00 X 36.00 INCHES) DEVICE: DWG To PDF.pc3 PLOT STYLE: BASE-STANDARD.ctb

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: November 11, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – POD E, Georgia Avenue, Chestnut Street

BACKGROUND

The City of Hapeville has received a site plan application from Theo Stone of Atwell, LLC on behalf of CML Hapeville for a 1.36 acre 19 townhome unit development to be located east of Georgia Ave and south of Chestnut Street, "POD E", with an address currently unassigned.

The property is zoned RMU, Residential Mixed Use and is subject to the requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:
Article 11.5 – RMU Zone (Residential Mixed Use)

Sec. 93-11.5-1. - Intent.
The RMU district is established in order to:

(1)Ensure development that is consistent with neo-traditional planning practices, which are often defined by pedestrian-oriented buildings, interconnected streets, a mix of uses and housing types, and a compact walkable scale.
(2) Help create a compact, dense, and distinguishable core area;
(3) Provide for an urban form allowing mid-rise structures;
(4) Encourage multiple uses within the same structure; and
(5) Include street oriented activity and pedestrian amenities at the street level of structures.

Sec. 93-22.1-1. - Chart of dimensional requirements
Dimensional Requirements for **RMU Zoning** are as follows:

							Minimum Front Yard Setback		Minimum		Maximum			
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single Family Attached	20'/30'	1200	M		1000	100	0/15	0/15	0	0	3/ 45'	1 DU	H	A

h. All live-work units shall provide a total of three parking spaces per dwelling unit, one of which may be provided in adjacent on-street parking.
m. Reference subsection 93-11.5-3(18) Residential density limitations.

Sec. 93-11.5-3. - Permitted uses.
The following are permitted within the RMU zone:

(10) Single-family attached dwellings with at least two units attached, but no more than 12, and subject to the density restrictions in subsection (16).

Compliant

(16) Residential density limitations shall be as follows:

a. The maximum permitted residential density of a master planned development zoned RMU shall not exceed:

(i) Twenty units/acre for single-family detached;

(ii) Thirty-six units/acre for single-family attached patio/townhomes and live-work units;

(iii) Fifty units/acre for multifamily.

In no case shall the maximum combined residential density exceed 75 units per acre, calculated based on the total acreage of the project, including multiple parcels or city blocks.

Compliant

b. The residential density of individual parcels or blocks within a master planned development may be greater or less than 75 units per acre, provided the project's combined average maximum permitted residential density shall-not exceed a combined total of 75 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant; and

c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.

Sec. 93-11.5-6. - Area, placement, and buffering requirements.
All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

(1) *Lot area and width.* The minimum area shall be established by the restriction governing lot coverage, setbacks, height, and parking requirement as found in article 22.1 and set forth herein. Generally, no lot shall have a minimum frontage of less than 20 feet; however, **single-family residential lots shall have a minimum frontage of 30 feet.**

Compliant

(2) *Front yard.* See subsection (3) below.

(3) *Build-to line.* **The minimum build-to line shall be zero feet and the maximum shall be 15 feet, provided that the maximum build-to line may be increased as determined to be necessary and advisable by the city planning commission in the course of its site plan review process.** In determining such increase, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares, their relationship to existing and proposed parks and plazas, the location of existing mature trees, and the supplemental area of adjacent structures. Where the build-to line

is modified to provide parks and plazas, said facilities shall be directly accessible to the public during normal city park hours.

Dimensions not provided. Would require City Planning Commission approval for greater than 15' setback.

(4) *Side yards.* There shall be no minimum side yard requirement except as required by subsection (9) for residential zone buffers.

(5) *Rear yards.* There shall be no minimum rear yard requirements except as required by subsection (9) for residential zone buffers.

(6) *Distance between buildings.* The minimum distance between two buildings on a single lot or on contiguous property shall only be limited by applicable public safety and fire codes.

(7) *Height regulations.* For those structures zoned RMU, the maximum permitted height shall not exceed the lesser of six stories or 96 feet.

Height not provided. Height cannot exceed 45'.

(8) *Sprinkling standards.* All proposed development shall meet applicable sprinkling standards set forth by the National Fire Protection Association (NFPA) and all state and city codes and ordinances.

(9) ***Residential buffer.*** **Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:**

a. A minimum 15-foot landscaped buffer located within the RMU zone along the district line. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.

b. A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.

c. The tree spacing and wall placement requirements of subsections a. and b. above may be adjusted by the planning and zoning manager where the applicant wishes to preserve existing specimen trees within the required buffer. This may include alternative arrangements that minimize the impacts of the screening requirements on the health of existing trees.

Buffer requirements not shown.

Sec. 93-11.5-7. - Supplemental area requirements.

Supplemental areas shall meet the following requirements:

(1) The following may not be located in the supplemental area:

a. Recreational areas and facilities such as swimming pools or tennis courts;

b. Fences and walls, except up to four feet in height for outdoor dining;

c. Service elements such as dumpsters, loading docks and similar elements; and

d. Mechanical features.

Compliant

(2) Adjacent to ground floor retail or restaurant uses the supplemental area:

a. Shall be at the same grade, slope, and cross slope as the adjacent required sidewalk;

b. Shall be hardscaped for a minimum of 80 percent of its horizontal area with decorative pavers, brick, slate, or stamped or colored concrete, but not asphalt;

c. Shall be accessible to the general public and may be used for pedestrian amenity elements such as benches, trees, lighting, outdoor dining, merchandise display and potted plants.

d. Eating places shall be permitted to have an outdoor dining area subject to compliance with the following provisions:

(i) The outdoor dining area shall not be located in the sidewalk clear area nor shall it obstruct pedestrian movement, fire lanes, access to any business, or areas designated for access by the physically impaired. Outdoor dining within the public right-of-way may not be surrounded by fences or walls and shall utilize movable tables and chairs.

(ii) The number of seats in the outdoor dining area shall not exceed fifty (50) percent of the number of indoor seats within the eating place.

(iii) Compliance with applicable state and county health regulations.

Not applicable

(2) This section shall not be deemed to permit signage or structural alterations such as canopies or walls regulated elsewhere in this chapter.

Not applicable

(4) Adjacent to ground-floor dwelling units, excluding live-work dwellings, the supplemental area:

a. Shall be landscaped, except for area used for stoops, porches, wheelchair ramps, or walkways;

b. Shall be planted with canopy trees, as established in chapter 93, article 29, an average of 30 feet on-center as measured parallel to the front lot line.

c. Shall be differentiated from the adjacent sidewalk by a continuous wall, fence, hedge, or retaining wall between six and 30 inches in height.

Trees have been provided. Arborist will review for compliance with Tree Ordinance. No detail is available regarding a continuous wall, fence, hedge or retaining wall.

(5) The supplemental area, when adjacent to ground-floor live-work dwellings or other uses, or when not adjacent to a building, shall be subject to subsections (2) and (4).

Not applicable

Sec. 93-11.5-8. - Sidewalk requirements.

Public sidewalks shall be located along all existing and new public and private streets, excluding private alleys. Sidewalks shall be of the widths indicated below and shall consist of two areas: a landscape area and a clear area. The following regulations shall apply to all required sidewalks:

(1) *Sidewalk landscape area requirements.*

a. **The landscape area shall have a minimum width of five feet and shall be located adjacent to the curb.**

b. The landscape area may be paved adjacent to on-street parking when located adjacent to ground floor retail, and shall be landscaped in all other areas.

c. **Street trees shall be planted on average 30 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall comply with the requirements of chapter 93, article 29, shall be limbed up to a minimum height of seven feet, and shall be of an appropriate street tree species found in appendix A, attached to the ordinance from which chapter 93, article 29 was derived. The city planning commission may approve an alternate for street tree requirement subject to constraints such as overhead or underground utilities or underground utility easements.**

d. The landscape area is also intended for the placement of street furniture, including utility poles, waste receptacles, fire hydrants, traffic signs, bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility as determined by the city.

e. The landscape area shall be maintained by the adjacent property owner.

f. Where tree grates are provided they may encroach into the sidewalk clear area a maximum depth of two feet and the landscape area may be reduced by a corresponding depth.

A sidewalk is shown. Dimensions have not been provided.

(2) *Sidewalk clear area requirements.*

a. The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic control boxes, traffic signs, awnings, canopies, and utility structures. The sidewalk clear area shall have a consistent cross slope not exceeding two percent.

b. No awning or canopy shall extend more than five feet over the clear area.

c. The sidewalk clear area shall comply with the standards established in chapter 81 (City of Hapeville Architectural Design Standards), section 81-1-6 of the Hapeville Code of Ordinances.

d. Where property within the district abuts a residential zone without an intervening street, the sidewalk area within 20 feet of such district shall taper when necessary to provide a smooth transition to the existing residential zone sidewalk. In the event that the abutting residential zone has no existing sidewalk, the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the city planning commission.

Paving materials to remain continuous. **Any paving materials, including concrete, special pavers, or decorative paving within the landscape area or clear area shall continue across any intervening driveway.**

No paving materials have been provided.

Sec. 93-11.5-9. - Parking and curb cut requirements.

In addition to the requirements of article 23 of this chapter, off-street parking and loading, the following requirements shall apply within the RMU district:

(1) See article 22.1 for minimum parking space requirements.

(2) See section 93-23-7 of the Hapeville Code of Ordinances for mixed-use developments, which may be reduced as authorized by the board of appeals subject to a shared parking arrangement under the following criteria:

a. The minimum number of parking spaces for a project where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are limited or not available, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes the use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation.

b. An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:

(i) A to-scale map indicating location of proposed parking spaces;

(ii) Hours of business operation of nonresidential parking users;

(iii) Copies of the legal instrument that authorizes the use of shared parking facilities, which shall be filed with the department of economic development.

c. Where authorized shared parking exists, and a change affecting the shared use occurs, the applicant shall have up to 30 calendar days to provide the city planning and zoning manager with a valid legal instrument reflecting the modified parking arrangements.

d. A change to any of the conditions identified in this subsection, except as identified in subsection (2)c. above, shall terminate authorization for shared parking. A shared parking arrangement shall be deemed a condition of the zoning and any modification will require a new site plan, parking plan, and zoning approval.

Not applicable

(3) Developments are permitted a maximum of two driveway curb cuts per block face. For the purposes of this Section, two curb cuts serving two one-way driveways shall only be counted as one curb cut.

Compliant

(4) No curb cuts, driveways or circular drives shall be permitted on South Central Avenue or Atlanta Avenue where access can be provided from a side or rear street.

Compliant

(3) Rear alleys or rear drives shall be provided to access attached single-family garages, detached single-family dwelling garages, and commercial loading and service areas.

Compliant

(4) Carports shall be prohibited.

Not applicable

(5) Garages shall not face adjacent streets except where alley or rear drive access is not feasible, in which case such garages shall be set back a minimum of 25 feet from the build-to line. All garage materials shall match those of the principal structure.

Compliant

(6) Parking structures shall conceal automobiles from view, shall have the appearance of a horizontal storied building on all levels, shall be faced in brick, stacked stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stacked stone. Parking structures adjacent to the supplemental area shall also meet the requirements of subsection 81-1-6(e) of the Hapeville Code of Ordinances.

Not applicable

(7) Bicycle or moped parking spaces are required as follows: All nonresidential uses shall provide one such space for every 20 automobile spaces and condominium and apartment uses shall provide one such space for every five units provided that no such uses shall have fewer than two such spaces or be required to exceed 30 spaces. Such spaces shall be located within the sidewalk landscape area a maximum distance of 100 feet from the primary pedestrian entrance, or within the supplemental area and at least as close as the closest automobile space, except for handicapped parking spaces. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.

Not applicable

(10) Dumpsters shall be entirely screened from view of any street with vertically enclosed opaque walls matching the materials of the principal structure. Dumpsters shall not be permitted between a primary building and a public street.

Not applicable

Sec. 93-11.5-10. - Greenspace and open space requirements.
In addition to the requirements of chapter 93, article 29, and section 93-23-18 of this Code, master planned developments in excess of two acres shall be required to provide and maintain a minimum of 20 percent greenspace/open space. Calculations for greenspace/open space shall exclude required sidewalks and landscape strips along streets, but may include the following:

(1) Parks;
(2) Playgrounds;
(3) Trails;
(4) Gardens;
(5) Undeveloped space designated or habitat restoration and preservation;
(6) Plazas improved for pedestrian use shall also be considered greenspace when finished in brick or stone pavers and planted with at least one canopy tree per 2,500 square feet of area, with a minimum of 100 square feet of unpaved planting area around each tree.

Not applicable

Sec. 93-2-16. - Site plan review.

(a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of side planning and design resulting in quality development in the city.

(b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

(c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

(1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

a. The locations, size and height of all existing and proposed structures on the site.

The plans show the location of 4 multi-unit townhome buildings.
Setback dimensions are not provided. The applicant should provide actual dimensions for setbacks from all property lines to the closest vertical elements of the building.

b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

Rear entry concrete driveways are shown. Dimensions are not provided.
A sidewalk is shown along the perimeter streets. Detail, including dimensions, are not provided.

c. The locations, area, and number of proposed parking spaces.

The garages appear to accommodate two parking spaces per dwelling unit (only 1 is required). Guest parking has been provided in the development.

d. Existing and proposed grades at an interval of five feet or less.

Provided on separate grading sheet.

e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

See Arborist Report

f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.

Provided

g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

Provided

h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

None shown (see above).

i. The identification and location of all refuse collection facilities, including screening to be provided.

Individual units to provide cans.

j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

Provided. See engineer's report.

k. Location and size of all signs.

Not applicable.

(2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

(3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

(4) *Project data.*

a. Site area (square feet and acres).

The total site area is 1.36 acres.

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

Impervious surface has not been provided.

c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

Total dwelling units: 23. 3 Bedroom, 3 1 /2 bath units.

d. Floor area in nonresidential use by category.

Not applicable

e. Total floor area ratio and/or residential density distribution.

Compliant

f. Number of parking spaces and area of paved surface for parking and circulation.

2 parking spaces per dwelling unit provided in each unit's garage.

(5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

Compliant

FINDINGS

Staff recommends approval of the site plan with the following conditions that satisfy the code requirements.

1. Provide impervious surface detail and total.
2. Provide dimensions for rear entry concrete driveways.
3. Provide dimensions for sidewalk.
4. Provide detail for required continuous wall, fence, hedge or retaining wall.
5. Provide detail for required landscape area.
6. Provide required buffer elements.
7. Provide setback dimensions for all vertical elements.
8. Provide intervening driveway materials detail.
9. Provide heights for townhomes.
10. Provide location for mail kiosk.
11. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
12. Address any outstanding issues on the Engineer's Report.
13. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

Any approval of the site plan requires the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Keck+Wood
COLLABORATION BY DESIGN

November 12, 2021

Ms. Adrienne Senter
Planning & Development Coordinator
Department of Economic Development
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: Hapeville Townhomes Pod E
Townhomes 3644-3662
Chestnut Street
Concept Site Plan Review No. 1
K&W Ref. No. 211052.40

Dear Ms. Senter:

As requested, I have reviewed the Concept Site Plan for the Hapeville Townhomes Pod E site to be located on a total of 1.36 acres at the intersection of Chestnut Street and Georgia Avenue within a RMU Zoning District. The proposed development will include 19 units. This review is for compliance with the site plan review requirements of Section 93-2-16 of the City ordinances. The initial submittal was received on October 28, 2021. The plans were prepared by Atwell, with no design professional seal. My comments are as follows:

1. Chestnut Street and Georgia Avenue are shown with a 40 feet right of way on the plat which does not comply with the minimum 50 feet width required by Section 90-1-3.(3). The additional width of 5 feet to provide the required right of way on one side of the street should be shown per Section 90-1-3.(4).
2. The zoning of adjacent properties should be shown on the plans.
3. The location and size of all signage should be shown on the plans per Section 93-2-16(j.).
4. Plans for how existing trees over 3 inch caliper are to be retained on the site per Section 93-2-16(c) (2) were not provided.
5. Building sections and elevations per Section 93-2-16(c)(3) and (4) were not provided.
6. While this submittal review is for concept site plan approval only, the applicant should be aware that submittal and review of detailed site construction drawings will still be necessary prior to land development permitting.

I have retained one copy of the plans provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Very truly yours,

KECK & WOOD, INC.

Michael J. Moffitt

Michael J. Moffitt, P.E.

1891 Hapeville GEORGIA
A Community with a Heart
FIRE DEPARTMENT

DAVID BLOODWORTH
FIRE CHIEF

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: Asbury Park Townhome Development Pods A-F

Date: November 9, 2021

This development could possibly have an impact on the Fire Department due t narrow access streets/alleys. Automatic Fire Sprinkler Systems may be required for each unit. This also could have an impact manpower. If you should need any more information, please let me know. Thanks.

POD "F" 21-PC-11-5b

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant ATWELL, LLC - THEO STONE

Mailing Address: 1255 LAKES PARKWAY, B-100, S-120, LAWRENCEVILLE GA 30043

Telephone 770-767-6841 Mobile # [redacted] Email tstone@atwell-group.com

Property Owner (s) CML HAPEVILLE

Mailing Address 3715 NORTHSIDE PKWY NW BUILDING 400-100

Telephone 404-846-4010 Mobile # _____

Address/Location of Property: see attached

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** see attached

Present Zoning Classification: RMU Size of Tract: 2.21 acre(s)

Present Land Use: VACANT

Please check the following as it applies to this application

X Site Plan Review
_____Conditional Use Permit
_____Temporary Use Permit Other (Please State) _____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Applicant's signature

Date: 10/11/21

Sworn to and subscribed before me

This 11 **day of** October, 2021.

Notary Public

CAROLYN A DAVIS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires 03-11-2023

POD F - Address and Parcel ID

- 3636 Union Ave - 14 009600020269
- 0 Union Ave - 14 009600020251
- 3644 Union Ave - 14 009600020244
- 3650 Union Ave - 14 009600020236
- 3654 Union Ave - 14 009600020228
- 579 Chestnut Street - 14 009600020327
- 0 Chestnut Street - 14 009600020202
- 573 Chestnut Street - 14 009600020160
- 511 AKA 573 Chestnut Street - 14 009600020152
- 569 Chestnut Street - 14 009600020145
- 567 Chestnut Street - 14 009600020137
- 565 Chestnut Street - 14 009600020129

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

PROPOSED PROJECT IS FOR THE CONSTRUCTION OF 32 TOWNHOME UNITS ON A VACANT 2.21 ACRE PARCEL. PROJECT INCLUDES INSTALLATION OF SUBSURFACE UTILITIES AND ROAD INFRASTRUCTURE.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

f

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

3636 UNION AVE., 0 UNION AVE., 3644 UNION AVE., 3650 UNION AVE., 3654 UNION AVE., 579 CHESTNUT ST., 0 CHESTNUT ST.,

573 CHESTNUT ST., 511 AKA 573 CHESTNUT ST., 569 CHESTNUT ST., 567 CHESTNUT ST., 565 CHESTNUT ST.

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant:
ATWELL, LLC - THALONIUS "THEO" STONE

Address of Applicant:
1255 LAKES PARKWAY BUILDING 100, SUITE 120 LAWRENCEVILLE, GA 30043

Telephone of Applicant:
770-767-6841

Signature of Owner

Robert Paul Lewis

Print Name of Owner

Manager of CMC Hapeville LLC

Personally Appeared Before Me this 8th day of October, 2021.

Deborah M Carozza

Notary Public

DEBORAH M CAROZZA NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES 10/18/2024

8

Site Plan Checklist – <u>Please include with your application.</u>

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **<u>must</u>** contain the following information:

(Please ***<u>initial</u>*** each item on the list above certifying the all required information has been included on the site plan)

TS____ A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

TS____ Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

TS____ The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

TS____ Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

TS

The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

TS

The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

TS

Existing and proposed grades at an interval of five (5) feet or less.

TS

The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

TS

A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

TS

The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

TS

The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

TS

The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

____ Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.

____ Location and size of all signs. Detached single-family residential development may be exempt from this requirement.

TS Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show <u>all</u> sides of a proposed building.

TS Site area (square feet and acres).

TS Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

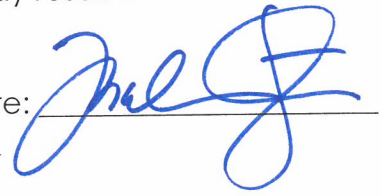
TS Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.

TS Total floor area ratio and/or residential density distribution.

TS Number of parking spaces and area of paved surface for parking and circulation

____ At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please ***<u>initial</u>*** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: 

Date 10/11/2021

POD F

All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 96 of the 14th District of Fulton County, Georgia, containing 96535 square feet (2.216 acres), more or less, and being more particularly described as follows:

Commencing at the intersection of the northern right-of-way of Chestnut Street and the western right-of-way of Elm Street; thence along the right-of-way of Chestnut Street North 87 degrees 58 minutes 40 seconds West, 135.00 feet to a point; thence North 87 degrees 58 minutes 40 seconds West, 10.01 feet to a point; thence North 87 degrees 58 minutes 40 seconds West, 51.30 feet to the TRUE POINT OF BEGINNING; thence continuing along the right-of-way of Chestnut Street North 87 degrees 58 minutes 40 seconds West, 265.15 feet to a point; thence North 01 degrees 22 minutes 18 seconds East, 100.45 feet to a point; thence South 87 degrees 35 minutes 07 seconds East, 65.00 feet to a 1/2" open top pipe; thence North 00 degrees 52 minutes 17 seconds East, 49.90 feet to a point; thence North 87 degrees 33 minutes 06 seconds West, 201.58 feet to an iron pin; thence North 01 degrees 17 minutes 27 seconds East, 250.41 feet to a 1/2" open top pipe; thence South 87 degrees 25 minutes 21 seconds East, 199.76 feet to a point; thence South 00 degrees 52 minutes 17 seconds West, 200.00 feet to a point; thence South 87 degrees 52 minutes 53 seconds East, 199.15 feet to a capped rebar; thence South 00 degrees 49 minutes 46 seconds West, 199.59 feet to the TRUE POINT OF BEGINNING.

Said property being a combination of Fulton County Georgia Parcels 14 0096000 20269, 14 0096000 20251, 14 0096000 20244, 14 0096000 20236, 14 0096000 20228, 14 0096000 20160, 14 0096000 20152, 14 0096000 20145, 14 0096000 20137, 14 0096000 20202, 14 0096000 20327, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3142.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

DATUMS

Horizontal: Grid North, NAD83, Georgia State Planes, West Zone
(North American Datum of 1983) (2011)
US Survey Foot, Fulton County, Georgia
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12 (Conus)

SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANES COORDINATES (NAD83), WEST ZONE, US FOOT. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON AUGUST 25, 2021 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET.

3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

4. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY. OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

5. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

6. EQUIPMENT USED FOR MEASUREMENT:
ANGULAR: TRIMBLE S5 ROBOTIC TOTAL STATION
LINEAR: TRIMBLE S5 ROBOTIC TOTAL STATION
GPS: TRIMBLE R10 GPS RECIEVER

7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR FULTON COUNTY, GEORGIA (COMMUNITY PANEL NUMBER 13121C0368F, EFFECTIVE DATE SEPTEMBER 18, 2013), A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

ZONING

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS
FRONT 0' MIN/15'MAX
SIDE 0'
REAR 0'
MAX BUILDING HEIGHT 3-STORIES / 45'

SURVEYOR'S CERTIFICATIONS PER HB 76:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

PER CITY OF HAPEVILLE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 26,025 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,054 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 2.216 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HERE IN WAS A TRIMBLE SX8 ROBOTIC TOTAL STATION.

GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

10/12/21
By: JOHN MARK DUNLAP, LS
GA RLS #3142
DATE OF EXPIRATION 12/31/21

UNION AVENUE
(40' PUBLIC RIGHT OF WAY)

N87°25'21"W 199.76'
N87°26'55"W 200.12'
N87°28'28"W 200.49'
S01°17'27"W 250.41'
N87°30'01"W 200.85'
S87°31'34"E 201.22'
S87°33'06"E 201.58'
S00°52'17"W 200.00'
S00°52'17"W 99.90'
S00°52'17"W 49.90'
N87°35'07"W 65.00'
S87°30'45"E 55.91'
N01°22'18"E 100.45'
N01°15'32"E 50.00'
N01°21'45"E 100.01'
S87°52'53"E 199.15'
N00°53'49"E 199.84'
N01°02'29"E 199.74'
N00°49'46"E 199.67'
S00°49'46"W 199.59'
S88°02'15"E 196.27'
N87°58'40"W 265.15'
N87°58'40"W 51.30'
N87°58'40"W 135.00'
N87°58'40"W 10.01'

50.08' 50.00' 50.08' 50.00' 50.08' 50.00' 50.08' 50.00' 50.08' 50.00' 50.08' 50.00' 50.45' 50.00' 49.23' 49.97' 49.97' 49.97' 49.90' 49.90' 49.90' 99.79' 50.00' 49.47' 50.71' 49.97' 56.00' 9.01' 50.02'

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20269
DB 62940 PG 659
10002 S.F. (0.230 ACRES)

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20251
DB 62940 PG 659
10020 S.F. (0.230 ACRES)

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20244
DB 62940 PG 659
10038 S.F. (0.230 ACRES)

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20236
DB 62940 PG 659
10057 S.F. (0.231 ACRES)

EXISTING STRUCTURE

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20228
DB 62940 PG 659
10075 S.F. (0.231 ACRES)

N/F
GLORIA CUMMINGS
PARCEL 14 0096000 20210
DB 35968 PG 540

N/F
MARCIA G MEYER
PARCEL 14 0096000 20319
DB 38015 PG 51

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20202
DB 62940 PG 659
3705 S.F. (0.085 ACRES)

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20327
DB 62940 PG 659
2810 S.F. (0.065 ACRES)

LIMITS OF FLOODPLAIN

N/F
DEL MAR APTS I LLC
PARCEL 14 0096000 20012
DB 57265 PG 16

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20160
DB 62940 PG 659
9872 S.F. (0.227 ACRES)

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20152
DB 62940 PG 659
9931 S.F. (0.228 ACRES)

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20145
DB 62940 PG 659
10051 S.F. (0.231 ACRES)

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20137
DB 62940 PG 659
9973 S.F. (0.229 ACRES)

N/F
JWW PROPERTIES LLC
PARCEL 14 0096000 20087
DB 50135 PG 210

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20095
DB 62940 PG 659
9402 S.F. (0.216 ACRES)

N/F
SORIANO ZAMBRANO BERNABE
PARCEL 14 0096000 20103
DB 62429 PG 1

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20129
DB 62940 PG 659
5056 S.F. (0.116 ACRES)

N/F
CML HAPEVILLE LLC
PARCEL 14 0098002 10488
DB 62940 PG 659

TPOB POD F

(TIE TO ELM STREET R/W)

CHESTNUT STREET
(40' PUBLIC RIGHT OF WAY)

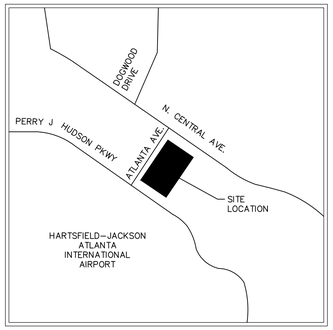
RETRACEMENT SURVEY FOR:

HAPEVILLE TOWN HOMES
POD F

96535 S.F. (2.216 ACRES) OF LAND
CHESTNUT STREET, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

GRID NORTH
GEORGIA WEST ZONE
(NAD 1983)

20' 0 10' 20'
BAR SCALE
1" = 20'



VICINITY MAP

LEGEND

O FIR	FOUND IRON ROD		MAILBOX
O FIP	FOUND IRON PIPE		BOLLARD
	R/W MONUMENT		SIGN
	SUBJECT BOUNDARY LINE		GROUND LIGHTING
	SECTION CORNER		LIGHT POLE
	ADJACENT BOUNDARY LINE	O U.P.	UTILITY POLE
R/W	RIGHT OF WAY LINE		GUY ANCHOR WITH WIRE
X X	EXISTING FENCE	OHE OHE	ELECTRIC OVERHEAD
	GUARD RAIL	T	TELEPHONE PEDESTAL
	BUILDING STRUCTURE	T T	UNDERGROUND TELECOM
	STRUCTURE OVERHANG	F	FIBER OPTIC MARKER
	CONCRETE PAVEMENT		HANDHOLE
	ASPHALT PAVEMENT	E	ELECTRIC METER
	GRAVEL PAVEMENT	E	ELECTRIC RISER
x11.20	EXISTING SPOT ELEVATION		AIR CONDITIONING UNIT
40	EXISTING GROUND CONTOUR		ELECTRIC TRANSFORMER
	EDGE OF WATER	E E	UNDERGROUND ELECTRIC
	DITCH CENTER LINE	G	GAS METER
	WETLAND DELINIATION	G	GAS VALVE
	EXISTING TREE-DECIDUOUS	G G	UNDERGROUND GAS
	EXISTING TREE-CONIFEROUS	G	GAS WARNING POST
	LIMITS OF VEGETATION	W	WATER METER
	STORM SEWER		WATER VALVE
	EXISTING CUVLERT		FIRE HYDRANT
	STORM WATER MANHOLE	W	UNDERGROUND WATER
	STORM CATCH BASIN	S.C.O.	SANITARY CLEAN OUT
			SANITARY SEWER MANHOLE
			SANITARY SEWER

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PARKWAY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200

LOCATED IN
LAND LOT: 96
14TH DISTRICT
FULTON COUNTY, GEORGIA

CLIENT
D.R. HORTON

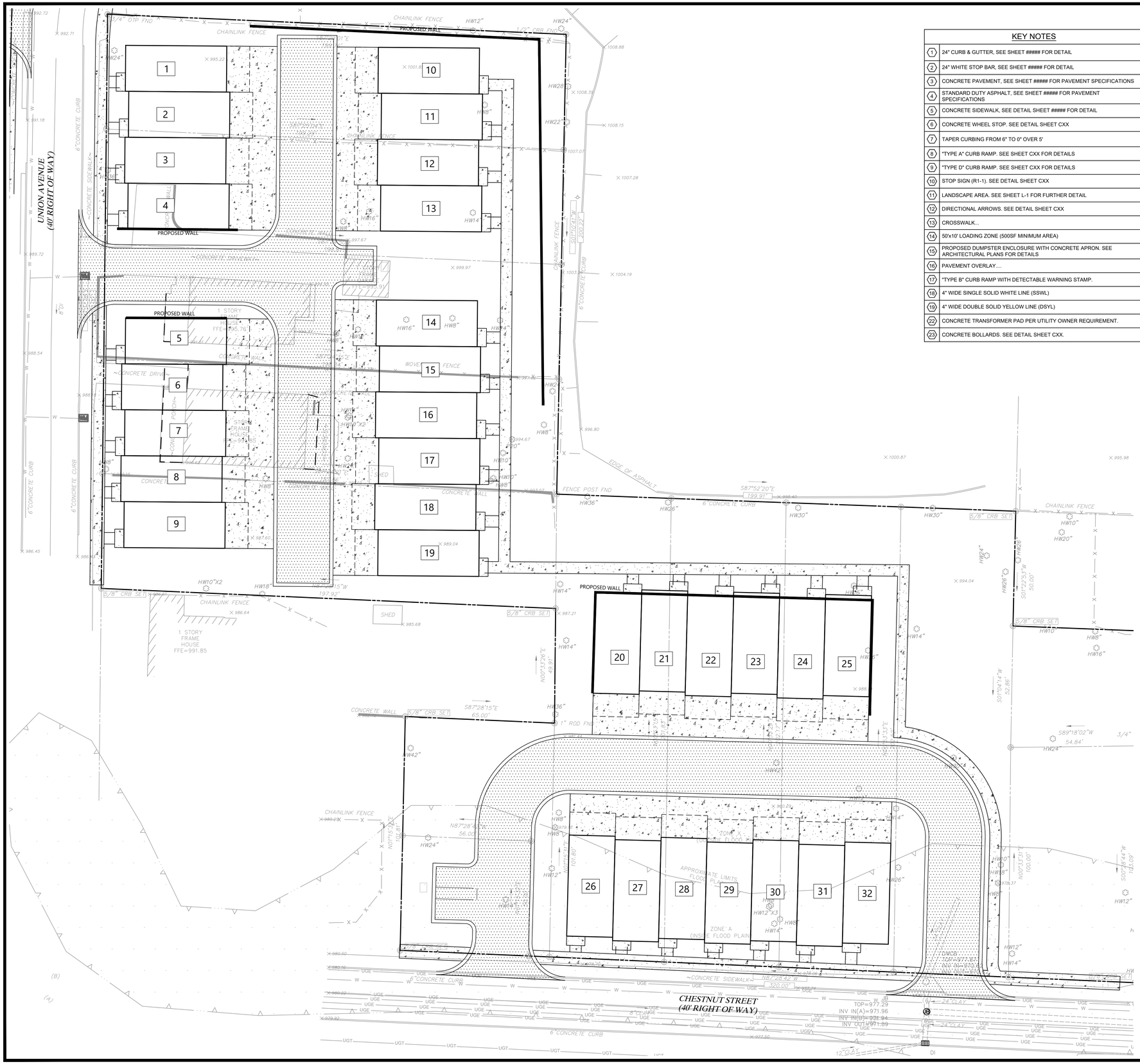
RETRACEMENT SURVEY FOR
HAPEVILLE TOWN HOMES
POD–F

DATE
10/12/2021

REVISIONS

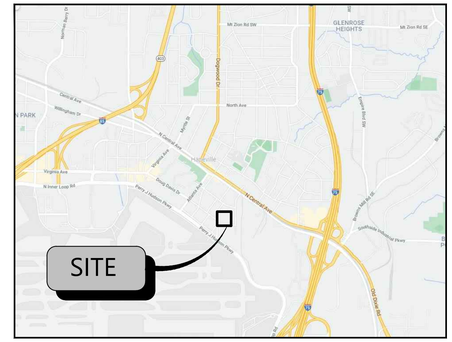
DWG. SH CH. MD
P.M. T. STONE
CODE AS
JOB 21002729
SHEET NO.
1 OF 1

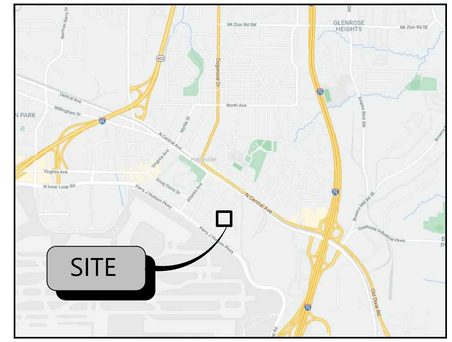
FILE NAME: K:\21002729-Hapeville, GA Townhouses\DWG\Survey\21002729AS-01 Hapeville Town Homes.dwg LAST SAVED BY: mdunlap 10/12/2021 11:03 AM PLOTTED BY: Mark Dunlap 10/12/2021 PAPER: PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: BASE-STANDARD.CTB



KEY NOTES

1	24" CURB & GUTTER, SEE SHEET ##### FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET ##### FOR DETAIL
3	CONCRETE PAVEMENT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY ASPHALT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE DETAIL SHEET ##### FOR DETAIL
6	CONCRETE WHEEL STOP. SEE DETAIL SHEET CXX
7	TAPER CURBING FROM 6" TO 0" OVER 5'
8	"TYPE A" CURB RAMP. SEE SHEET CXX FOR DETAILS
9	"TYPE D" CURB RAMP. SEE SHEET CXX FOR DETAILS
10	STOP SIGN (R1-1). SEE DETAIL SHEET CXX
11	LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
12	DIRECTIONAL ARROWS. SEE DETAIL SHEET CXX
13	CROSSWALK...
14	50'x10' LOADING ZONE (500SF MINIMUM AREA)
15	PROPOSED DUMPSTER ENCLOSURE WITH CONCRETE APRON. SEE ARCHITECTURAL PLANS FOR DETAILS
16	PAVEMENT OVERLAY....
17	"TYPE B" CURB RAMP WITH DETECTABLE WARNING STAMP.
18	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
19	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
22	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
23	CONCRETE BOLLARDS. SEE DETAIL SHEET CXX.




SITE
GLENROSE HEIGHTS
Mt Zion Rd SW
Mt Zion Rd SE
Georgia Ave
North Ave
Virginia Ave
N Virginia Ave
N Liberty Dr
N Liberty Ave
N Liberty Ct
N Liberty Pl
Berry Creek Dr
Berry Creek Pkwy
Berry Creek Ln
Berry Creek Trail
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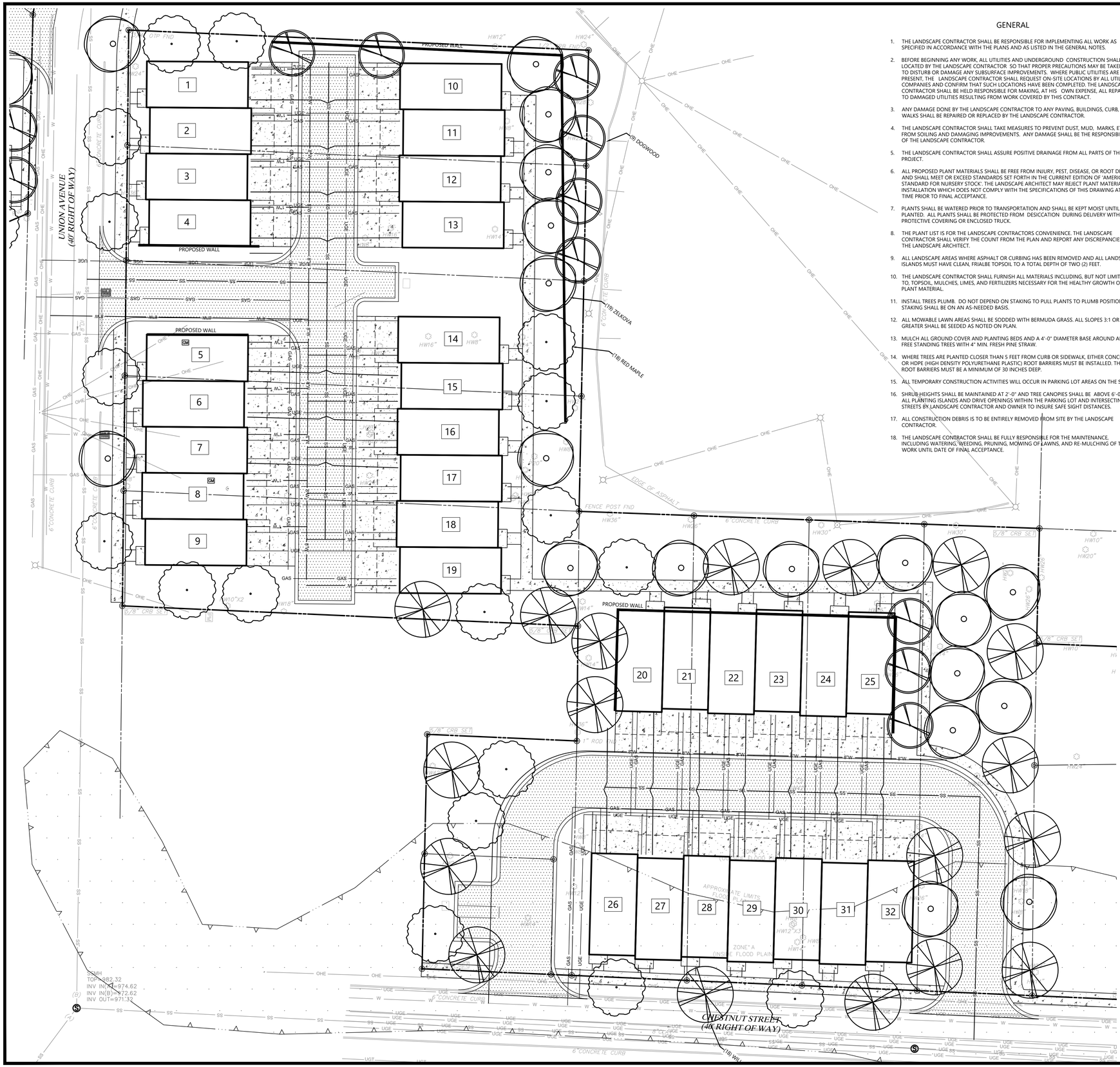
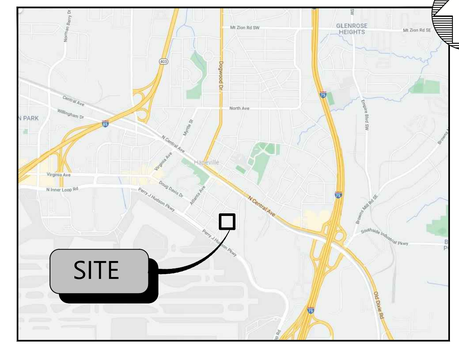


GENERAL

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL WORK AS SPECIFIED IN ACCORDANCE WITH THE PLANS AND AS LISTED IN THE GENERAL NOTES.
2. BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.
3. ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDINGS, CURB, OR WALKS SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
4. THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. THE LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PARTS OF THE PROJECT.
6. ALL PROPOSED PLANT MATERIALS SHALL BE FREE FROM INJURY, PEST, DISEASE, OR ROOT DEFECTS AND SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
7. PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.
8. THE PLANT LIST IS FOR THE LANDSCAPE CONTRACTORS CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COUNT FROM THE PLAN AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
9. ALL LANDSCAPE AREAS WHERE ASPHALT OR CURBING HAS BEEN REMOVED AND ALL LANDSCAPE ISLANDS MUST HAVE CLEAN, FRIALBE TOPSOIL TO A TOTAL DEPTH OF TWO (2) FEET.
10. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LIMES, AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIAL.
11. INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-NEEDED BASIS.
12. ALL MOWABLE LAWN AREAS SHALL BE SODDED WITH BERMUDA GRASS. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED AS NOTED ON PLAN.
13. MULCH ALL GROUND COVER AND PLANTING BEDS AND A 4'-0" DIAMETER BASE AROUND ALL FREE STANDING TREES WITH 4" MIN. FRESH PINE STRAW.
14. WHERE TREES ARE PLANTED CLOSER THAN 5 FEET FROM CURB OR SIDEWALK, EITHER CONCRETE OR HDPE (HIGH DENSITY POLYURETHANE PLASTIC) ROOT BARRIERS MUST BE INSTALLED. THESE ROOT BARRIERS MUST BE A MINIMUM OF 30 INCHES DEEP.
15. ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS ON THE SITE.
16. SHRUB HEIGHTS SHALL BE MAINTAINED AT 2'-0" AND TREE CANOPIES SHALL BE ABOVE 6'-0" AT ALL PLANTING ISLANDS AND DRIVE OPENINGS WITHIN THE PARKING LOT AND INTERSECTING STREETS BY LANDSCAPE CONTRACTOR AND OWNER TO INSURE SAFE SIGHT DISTANCES.
17. ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
18. THE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE, INCLUDING WATERING, WEEDING, PRUNING, MOWING OF LAWNS, AND RE-MULCHING OF THIS WORK UNTIL DATE OF FINAL ACCEPTANCE.



VICINITY MAP

N.T.S.

FOR SODDED AREA

1. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT)
2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.
3. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.
4. SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAKES SHALL BE DRIVEN FLUSH WITH SOD AS NOT TO INTERFERE WITH MOWING OPERATIONS.
5. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.
6. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

GRASSING

1. PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
2. ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT REGROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED OR LOOSENED TO 4" MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST INTO THE TOP 2" TO 3".

INSPECTION

1. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY

1. ALL PLANT MATERIAL SHALL BE WARRANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLECT OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS-OF-GOD DAMAGE.
2. REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THRIVING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.
3. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

QTY	COMMON NAME	BOTANICAL NAME	SIZE (IN)	TOTAL IN	COMMENTS
18	WILLOW OAK	QUERCUS PHELLOS	4	72	B&B, 14-16' HT.
9	DOGWOOD	CORNUS FLORIDA	2	18	B&B, 10-12' HT.
18	RED MAPLE	ACER RUBRUM	4	72	B&B, 14-16' HT.
19	ZELKOVA	ZELKOVA SERRATA	4	76	B&B, 14-16' HT.
			TOTAL	**238**	

SITE DATA

POD F 2.38 AC

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

TREE DENSITY

DENSITY REQUIRED	238 IN (100 IN/AC)
DENSITY PROVIDED	238 IN

811
Know what's **below.**
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR
EMERGENCY CONTACT
24 HR CONTACT NAME
24 HR CONTACT #

ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
GA:PEF001804

PROJ SECTION
CHESTNUT ST
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWN HOMES POD F
SITE DEVELOPMENT PLANS
LANDSCAPE PLAN

DATE 2021-10-07

REVISIONS

0 10' 20'
SCALE: 1" = 20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. L-1.0

CAD FILE: L100 LANDSCAPE POD F

BOTTOM RIGHT

FILE NAME: Y:\21002729-Hapeville, GA Townhomes\2)WC\Engineering\GA PRODUCTION POD F\L100 LANDSCAPE POD F.dwg LAST SAVED BY: rdill 10/7/2021 11:21 AM PLOTTED BY: Raphael Dill 10/13/2021 PAPER: ARCH E (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: November 11, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – POD F, Union Avenue, Chestnut Street

BACKGROUND

The City of Hapeville has received a site plan application from Theo Stone of Atwell, LLC on behalf of CML Hapeville for a 2.21 acre 32 townhome unit development to be located east of Georgia Ave and north of Chestnut Street, "POD F", with an address currently unassigned.

The property is zoned RMU, Residential Mixed Use and is subject to the requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:
Article 11.5 – RMU Zone (Residential Mixed Use)

Sec. 93-11.5-1. - Intent.
The RMU district is established in order to:

(1)Ensure development that is consistent with neo-traditional planning practices, which are often defined by pedestrian-oriented buildings, interconnected streets, a mix of uses and housing types, and a compact walkable scale.
(2) Help create a compact, dense, and distinguishable core area;
(3) Provide for an urban form allowing mid-rise structures;
(4) Encourage multiple uses within the same structure; and
(5) Include street oriented activity and pedestrian amenities at the street level of structures.

Sec. 93-22.1-1. - Chart of dimensional requirements
Dimensional Requirements for **RMU Zoning** are as follows:

							Minimum Front Yard Setback		Minimum		Maximum			
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single Family Attached	20'/30'	1200	M		1000	100	0/15	0/15	0	0	3/ 45'	1 DU	H	A

h. All live-work units shall provide a total of three parking spaces per dwelling unit, one of which may be provided in adjacent on-street parking.
m. Reference subsection 93-11.5-3(18) Residential density limitations.

Sec. 93-11.5-3. - Permitted uses.
The following are permitted within the RMU zone:

(10) Single-family attached dwellings with at least two units attached, but no more than 12, and subject to the density restrictions in subsection (16).

Compliant

(16) Residential density limitations shall be as follows:

a. The maximum permitted residential density of a master planned development zoned RMU shall not exceed:

(i) Twenty units/acre for single-family detached;

(ii) Thirty-six units/acre for single-family attached patio/townhomes and live-work units;

(iii) Fifty units/acre for multifamily.

In no case shall the maximum combined residential density exceed 75 units per acre, calculated based on the total acreage of the project, including multiple parcels or city blocks.

Compliant

b. The residential density of individual parcels or blocks within a master planned development may be greater or less than 75 units per acre, provided the project's combined average maximum permitted residential density shall-not exceed a combined total of 75 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant; and

c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.

Sec. 93-11.5-6. - Area, placement, and buffering requirements.
All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

(1) *Lot area and width.* The minimum area shall be established by the restriction governing lot coverage, setbacks, height, and parking requirement as found in article 22.1 and set forth herein. Generally, no lot shall have a minimum frontage of less than 20 feet; however, **single-family residential lots shall have a minimum frontage of 30 feet.**

Compliant

(2) *Front yard.* See subsection (3) below.

(3) *Build-to line.* **The minimum build-to line shall be zero feet and the maximum shall be 15 feet, provided that the maximum build-to line may be increased as determined to be necessary and advisable by the city planning commission in the course of its site plan review process.** In determining such increase, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares, their relationship to existing and proposed parks and plazas, the location of existing mature trees, and the supplemental area of adjacent structures. Where the build-to line

is modified to provide parks and plazas, said facilities shall be directly accessible to the public during normal city park hours.

Dimensions not provided. Would require City Planning Commission approval for greater than 15' setback.

(4) *Side yards.* There shall be no minimum side yard requirement except as required by subsection (9) for residential zone buffers.

(5) *Rear yards.* There shall be no minimum rear yard requirements except as required by subsection (9) for residential zone buffers.

(6) *Distance between buildings.* The minimum distance between two buildings on a single lot or on contiguous property shall only be limited by applicable public safety and fire codes.

(7) *Height regulations.* For those structures zoned RMU, the maximum permitted height shall not exceed the lesser of six stories or 96 feet.

Height not provided. Height cannot exceed 45'.

(8) *Sprinkling standards.* All proposed development shall meet applicable sprinkling standards set forth by the National Fire Protection Association (NFPA) and all state and city codes and ordinances.

(9) ***Residential buffer.*** **Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:**

a. A minimum 15-foot landscaped buffer located within the RMU zone along the district line. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.

b. A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.

c. The tree spacing and wall placement requirements of subsections a. and b. above may be adjusted by the planning and zoning manager where the applicant wishes to preserve existing specimen trees within the required buffer. This may include alternative arrangements that minimize the impacts of the screening requirements on the health of existing trees.

Buffer requirements not shown.

Sec. 93-11.5-7. - Supplemental area requirements.

Supplemental areas shall meet the following requirements:

(1) The following may not be located in the supplemental area:

a. Recreational areas and facilities such as swimming pools or tennis courts;

b. Fences and walls, except up to four feet in height for outdoor dining;

c. Service elements such as dumpsters, loading docks and similar elements; and

d. Mechanical features.

Compliant

(2) Adjacent to ground floor retail or restaurant uses the supplemental area:

a. Shall be at the same grade, slope, and cross slope as the adjacent required sidewalk;

b. Shall be hardscaped for a minimum of 80 percent of its horizontal area with decorative pavers, brick, slate, or stamped or colored concrete, but not asphalt;

c. Shall be accessible to the general public and may be used for pedestrian amenity elements such as benches, trees, lighting, outdoor dining, merchandise display and potted plants.

d. Eating places shall be permitted to have an outdoor dining area subject to compliance with the following provisions:

(i) The outdoor dining area shall not be located in the sidewalk clear area nor shall it obstruct pedestrian movement, fire lanes, access to any business, or areas designated for access by the physically impaired. Outdoor dining within the public right-of-way may not be surrounded by fences or walls and shall utilize movable tables and chairs.

(ii) The number of seats in the outdoor dining area shall not exceed fifty (50) percent of the number of indoor seats within the eating place.

(iii) Compliance with applicable state and county health regulations.

Not applicable

(2) This section shall not be deemed to permit signage or structural alterations such as canopies or walls regulated elsewhere in this chapter.

Not applicable

(4) Adjacent to ground-floor dwelling units, excluding live-work dwellings, the supplemental area:

a. Shall be landscaped, except for area used for stoops, porches, wheelchair ramps, or walkways;

b. Shall be planted with canopy trees, as established in chapter 93, article 29, an average of 30 feet on-center as measured parallel to the front lot line.

c. Shall be differentiated from the adjacent sidewalk by a continuous wall, fence, hedge, or retaining wall between six and 30 inches in height.

Trees have been provided. Arborist will review for compliance with Tree Ordinance. No detail is available regarding a continuous wall, fence, hedge or retaining wall.

(5) The supplemental area, when adjacent to ground-floor live-work dwellings or other uses, or when not adjacent to a building, shall be subject to subsections (2) and (4).

Not applicable

Sec. 93-11.5-8. - Sidewalk requirements.

Public sidewalks shall be located along all existing and new public and private streets, excluding private alleys. Sidewalks shall be of the widths indicated below and shall consist of two areas: a landscape area and a clear area. The following regulations shall apply to all required sidewalks:

(1) *Sidewalk landscape area requirements.*

a. **The landscape area shall have a minimum width of five feet and shall be located adjacent to the curb.**

b. The landscape area may be paved adjacent to on-street parking when located adjacent to ground floor retail, and shall be landscaped in all other areas.

c. **Street trees shall be planted on average 30 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall comply with the requirements of chapter 93, article 29, shall be limbed up to a minimum height of seven feet, and shall be of an appropriate street tree species found in appendix A, attached to the ordinance from which chapter 93, article 29 was derived. The city planning commission may approve an alternate for street tree requirement subject to constraints such as overhead or underground utilities or underground utility easements.**

d. The landscape area is also intended for the placement of street furniture, including utility poles, waste receptacles, fire hydrants, traffic signs, bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility as determined by the city.
e. The landscape area shall be maintained by the adjacent property owner.
f. Where tree grates are provided they may encroach into the sidewalk clear area a maximum depth of two feet and the landscape area may be reduced by a corresponding depth.

A sidewalk is shown. Dimensions have not been provided.

(2) *Sidewalk clear area requirements.*
a. The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic control boxes, traffic signs, awnings, canopies, and utility structures. The sidewalk clear area shall have a consistent cross slope not exceeding two percent.
b. No awning or canopy shall extend more than five feet over the clear area.
c. The sidewalk clear area shall comply with the standards established in chapter 81 (City of Hapeville Architectural Design Standards), section 81-1-6 of the Hapeville Code of Ordinances.
d. Where property within the district abuts a residential zone without an intervening street, the sidewalk area within 20 feet of such district shall taper when necessary to provide a smooth transition to the existing residential zone sidewalk. In the event that the abutting residential zone has no existing sidewalk, the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the city planning commission.

Paving materials to remain continuous. **Any paving materials, including concrete, special pavers, or decorative paving within the landscape area or clear area shall continue across any intervening driveway.**

No paving materials have been provided.

Sec. 93-11.5-9. - Parking and curb cut requirements.

In addition to the requirements of article 23 of this chapter, off-street parking and loading, the following requirements shall apply within the RMU district:

(1) See article 22.1 for minimum parking space requirements.
(2) See section 93-23-7 of the Hapeville Code of Ordinances for mixed-use developments, which may be reduced as authorized by the board of appeals subject to a shared parking arrangement under the following criteria:
a. The minimum number of parking spaces for a project where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are limited or not available, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes the use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation.
b. An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:
(i) A to-scale map indicating location of proposed parking spaces;

(ii) Hours of business operation of nonresidential parking users;

(iii) Copies of the legal instrument that authorizes the use of shared parking facilities, which shall be filed with the department of economic development.

c. Where authorized shared parking exists, and a change affecting the shared use occurs, the applicant shall have up to 30 calendar days to provide the city planning and zoning manager with a valid legal instrument reflecting the modified parking arrangements.

d. A change to any of the conditions identified in this subsection, except as identified in subsection (2)c. above, shall terminate authorization for shared parking. A shared parking arrangement shall be deemed a condition of the zoning and any modification will require a new site plan, parking plan, and zoning approval.

Not applicable

(3) Developments are permitted a maximum of two driveway curb cuts per block face. For the purposes of this Section, two curb cuts serving two one-way driveways shall only be counted as one curb cut.

Compliant

(4) No curb cuts, driveways or circular drives shall be permitted on South Central Avenue or Atlanta Avenue where access can be provided from a side or rear street.

Compliant

(3) Rear alleys or rear drives shall be provided to access attached single-family garages, detached single-family dwelling garages, and commercial loading and service areas.

Compliant

(4) Carports shall be prohibited.

Not applicable

(5) Garages shall not face adjacent streets except where alley or rear drive access is not feasible, in which case such garages shall be set back a minimum of 25 feet from the build-to line. All garage materials shall match those of the principal structure.

Compliant

(6) Parking structures shall conceal automobiles from view, shall have the appearance of a horizontal storied building on all levels, shall be faced in brick, stacked stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stacked stone. Parking structures adjacent to the supplemental area shall also meet the requirements of subsection 81-1-6(e) of the Hapeville Code of Ordinances.

Not applicable

(7) Bicycle or moped parking spaces are required as follows: All nonresidential uses shall provide one such space for every 20 automobile spaces and condominium and apartment uses shall provide one such space for every five units provided that no such uses shall have fewer than two such spaces or be required to exceed 30 spaces. Such spaces shall be located within the sidewalk landscape area a maximum distance of 100 feet from the primary pedestrian entrance, or within the supplemental area and at least as close as the closest automobile space, except for handicapped parking spaces. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.

Not applicable

(10) Dumpsters shall be entirely screened from view of any street with vertically enclosed opaque walls matching the materials of the principal structure. Dumpsters shall not be permitted between a primary building and a public street.

Not applicable

Sec. 93-11.5-10. - Greenspace and open space requirements.
In addition to the requirements of chapter 93, article 29, and section 93-23-18 of this Code, master planned developments in excess of two acres shall be required to provide and maintain a minimum of 20 percent greenspace/open space. Calculations for greenspace/open space shall exclude required sidewalks and landscape strips along streets, but may include the following:

(1) Parks;
(2) Playgrounds;
(3) Trails;
(4) Gardens;
(5) Undeveloped space designated or habitat restoration and preservation;
(6) Plazas improved for pedestrian use shall also be considered greenspace when finished in brick or stone pavers and planted with at least one canopy tree per 2,500 square feet of area, with a minimum of 100 square feet of unpaved planting area around each tree.

Compliant

Sec. 93-2-16. - Site plan review.

(a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of side planning and design resulting in quality development in the city.

(b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

(c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

(1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

a. The locations, size and height of all existing and proposed structures on the site.

The plans show the location of 6 multi-unit townhome buildings.
Setback dimensions are not provided. The applicant should provide actual dimensions for setbacks from all property lines to the closest vertical elements of the building.

b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

Rear entry concrete driveways are shown. Dimensions are not provided.
A sidewalk is shown along the perimeter streets. Detail, including dimensions, are not provided.

c. The locations, area, and number of proposed parking spaces.

The garages appear to accommodate two parking spaces per dwelling unit (only 1 is required). Only 3 or 4 guest parking spaces appear in the development. No on street parking opportunities have been identified or driveways showing ability to accommodate additional parking.

d. Existing and proposed grades at an interval of five feet or less.

Provided on separate grading sheet.

e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

See Arborist Report

f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.

Provided

g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

Provided

h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

None shown (see above).

i. The identification and location of all refuse collection facilities, including screening to be provided.

Individual units to provide cans.

j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

Provided. See engineer's report.

k. Location and size of all signs.

Not applicable.

(2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

(3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

(4) *Project data.*

a. Site area (square feet and acres).

The total site area is 1.36 acres.

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

Impervious surface has not been provided.

c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

Total dwelling units: 32. 3 Bedroom, 3 1 /2 bath units.

d. Floor area in nonresidential use by category.

Not applicable

e. Total floor area ratio and/or residential density distribution.

Compliant

f. Number of parking spaces and area of paved surface for parking and circulation.

2 parking spaces per dwelling unit provided in each unit's garage.

(5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

Compliant

FINDINGS

Staff recommends approval of the site plan with the following conditions that satisfy the code requirements.

1. Provide impervious surface detail and total.
2. Provide dimensions for rear entry concrete driveways.
3. Provide dimensions for sidewalk.
4. Provide detail for required continuous wall, fence, hedge or retaining wall.
5. Provide detail for required landscape area.
6. Provide required buffer elements.
7. Provide setback dimensions for all vertical elements.
8. Provide intervening driveway materials detail.
9. Provide heights for townhomes.
10. Provide location for mail kiosk.
11. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
12. Address any outstanding issues on the Engineer's Report.
13. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

Any approval of the site plan requires the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

1891 Hapeville GEORGIA

A Community with a Heart

FIRE DEPARTMENT

DAVID BLOODWORTH
FIRE CHIEF

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: Asbury Park Townhome Development Pods A-F

Date: November 9, 2021

This development could possibly have an impact on the Fire Department due t narrow access streets/alleys. Automatic Fire Sprinkler Systems may be required for each unit. This also could have an impact manpower. If you should need any more information, please let me know. Thanks.

Keck+Wood
COLLABORATION BY DESIGN

November 12, 2021

Ms. Adrienne Senter
Planning & Development Coordinator
Department of Economic Development
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: Hapeville Townhomes Pod F
511-579 Chestnut Street
3636-3654 Union Avenue
Concept Site Plan Review No. 1
K&W Ref. No. 211052.40

Dear Ms. Senter:

As requested, I have reviewed the Concept Site Plan for the Hapeville Townhomes Pod F site to be located on a total of 2.21 acres at the intersection of Union Avenue and Chestnut Street within an RMU Zoning District. The proposed development will include 32 units. This review is for compliance with the site plan review requirements of Section 93-2-16 of the City ordinances. The initial submittal was received on October 28, 2021. The plans were prepared by Atwell, with no design professional seal. My comments are as follows:

1. Chestnut Street and Union Avenue are shown with a 40 feet right of way on the plat which does not comply with the minimum 50 feet width required by Section 90-1-3.(3). The additional width of 5 feet to provide the required right of way on one side of the street should be shown per Section 90-1-3.(4).
2. The zoning of adjacent properties should be shown on the plans.
3. The location and size of all signage should be shown on the plans per Section 93-2-16(j.).
4. Plans for how existing trees over 3 inch caliper are to be retained on the site per Section 93-2-16(c) (2) were not provided.
5. Building sections and elevations per Section 93-2-16(c)(3) and (4) were not provided.
6. Units 26 through 32 are shown to be partially within a special flood hazard area that may prevent development of the units.
7. Proposed utility plans for the development were not provided.
8. While this submittal review is for concept site plan approval only, the applicant should be aware that submittal and review of detailed site construction drawings will still be necessary prior to land development permitting.

I have retained one copy of the plans provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Very truly yours,

KECK & WOOD, INC.

Michael J. Moffitt, P.E.

City of Hapeville
2022 Meeting Schedule
Hapeville Planning Commission 2022

All Planning Commission Meetings are scheduled for 6:00PM at the Municipal Annex located at 700 Doug Davis Drive unless otherwise posted.

	Submittal Deadline	Meeting Date
January	Tuesday, December 14, 2021	Tuesday, January 11, 2022
February	Tuesday, January 11, 2022	Tuesday, February 8, 2022
March	Tuesday, February 8, 2022	Tuesday, March 8, 2022
April	Tuesday, March 8, 2022	Tuesday, April 12, 2022
May	Tuesday, April 12, 2022	Tuesday, May 10, 2022
June	Tuesday, May 10, 2022	Tuesday, June 14, 2022
July	Tuesday, June 14, 2022	Tuesday, July 12, 2022
August	Tuesday, July 12, 2022	Tuesday, August 9, 2022
September	Tuesday, August 9, 2022	Tuesday, September 13, 2022
October	Tuesday, September 13, 2022	Tuesday, October 11, 2022
November	Tuesday, October 11, 2022	Tuesday, November 8, 2022
December	Tuesday, November 8, 2022	Tuesday, December 13, 2022

Submittal of partial or incomplete applications will not be considered for placement on the Planning Commission agenda until the application is accepted as complete. Meeting dates and deadlines are subject to final review and approval by the Planning & Economic Development Manager.